

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, JUNE 14, 2006
TIME: 7:00 PM
PLACE: COHASSET TOWN HALL – LOWER LEVEL MEETING ROOM
41 HIGHLAND AVENUE, COHASSET, MA 02025

Board Members Present: Alfred Moore, Chairman
Stuart Ivimey, Clerk
Mike Westcott

Board Members Absent: Peter J. Pratt, Vice Chairman
Robert Sturdy

Recording Secretary Present: Jo-Ann M. Pilczak

Town Planner Present: Elizabeth B. Harrington

MEETING CALLED TO ORDER AT: 7: 20 PM

7:20 P.M. 188 LAMBERT’S LANE, CAMPEDELLI – INFORMAL DISCUSSION

Member Moore explained to Mrs. Campedelli the Form A – ANR concept and that only issue addressed is frontage adequacy and that there are not any non-conformity issues. He further explained that the Planning Board approval of the ANR does not jeopardize her rights but that the option to purchase dispute is between the Aherne’s (Form A applicants) and Mrs. Campedelli. Town Counsel Hucksam was in attendance and agreed with Member Moore.

7:30 P.M. 312 KING STREET, FORM A – APPLICATION, APP: MICHAEL HUBLEY, OWNER: LEE & DOROTHY CISNEROS, date stamped: 05/30/06 (21 day decision deadline: 06/19/06)

MOTION: by Member Ivimey to approve this Form A as presented

SECOND: Member Westcott

VOTE: 3– 0 MOTION CARRIES

7:35 P.M. JIM SHIPSKY, REQUESTING PLANNING BOARD SUPPORT FOR CONSERVATION RESTRICTION ON TOWN OWNED WOODLANDS

MOTION: by Member Westcott to support Shipsky’s request and send proposed letter to the BOS with two minor corrections.

SECOND: Member Ivimey

VOTE: 3– 0 MOTION CARRIES

Planning Board Administrator made corrections, Member Moore signed and letter was distributed to BOS mailbox.

7:40 P.M. 211 SOUTH MAIN STREET, ESTATES AT CASTLE HILL, DEFINITIVE SUBDIVISION APPLICATION PUBLIC HEARING, APPLICANT: FILI DELIGIANNIDIS, date stamped: 03/29/06. (decision deadline – extended to 09/27/06) and HIGHLAND ESTATES MODIFICATION DISCUSSION

Agenda items were discussed simultaneously. Town Counsel Hucksam reviewed his opinions (June 7, 2006 Town Counsel correspondence) relative to the 10 questions forwarded to him by Planning Board. Planning Board agreed with Town Counsel’s opinion that Highland Estates modification and Castle Hill continuation should occur simultaneously as long as Castle Hill agrees to extensions so the two can progress together. Town Counsel will draft letter stating such to applicants via their attorneys. Town Counsel also felt the burden to submit evidence of having sufficient rights to use the King-Taylor fee interest of Castle Road should be placed on Mr. Deligiannidis. John Modzelewski asked who signs application: do Deligiannidis and King-Taylor both sign as two parcels (one owned by each) are involved? Town Planner Harrington stated that the applicants need procedural guidelines and asked if Town Counsel opinions (in June 7, 2006 correspondence) can be released to applicants. Planning Board set July 26th as earliest possible date to target for Highland Estates modification and Castle Hill continuation hearings (allowing notification and advertising deadlines). Administrator will send these dates and advertising dates to applicants.

8:40 P.M. OX PASTURE LANE – ROAD COMPLETION, RELEASE OF LOTS

Peter Baytarian came before Board to explain that all site work has been completed and all required letters have been submitted with the exception of electric, gas and phone company letters. Since all existing houses have all these services (indicating the services exist), Baytarian requested a lot release. He has been trying for weeks to obtain these letters to no avail. John Modzelewski confirmed that all work has been done and only the utility letters are missing. Member Moore stated that lots would not be released until all paper work is submitted. Modzelewski suggested swapping a lot release for a lot that is ready to be built on. Neil Murphy noted that the utility companies are entities that the applicant has no control over in terms of obtaining the paper work and also suggested releasing lot 7 and holding lots 2 and 3. Member Ivimey suggested voiding previous approvals, stopping all further development on the subdivision and not allowing Noranda Construction to conduct further business in Cohasset as he feels they have intentionally disregarded timelines for completion.

MOTION: by Member Westcott to withhold further lot releases until the applicant completes his responsibilities including but not limited to: obtaining copies of written approvals from gas, electric and telephone companies and, showing a 15' easement around detention pond on the plan. Once these items are submitted to the satisfaction of the Board, Form 6 will be signed and lots will be released.

SECOND: Member Ivimey

VOTE: 2 - 1 MOTION CARRIES

9:10 P.M. ADMINISTRATION

• **VOTE TO APPROVE MAY 3, 2006 MINUTES AND EXECUTIVE SESSION MINUTES**

MOTION: by Member Westcott to accept May 3 Open Meeting and Executive Session minutes

SECOND: Member Ivimey

VOTE: 3- 0 MOTION CARRIES

• **SET MEETING DATES FOR JUNE, JULY**

June 28, 2006; July 12, 2006 and July 26, 2006

• **WESTCOTT REQUEST TO RESERVE 1ST 15 MIN. OF MEETINGS**

Purpose is to present single, longer term issues and topics for Board to discuss in more detail such as wind power, solar power, economic issues. Board agreed and Administrator will build into first 15 minutes of future meetings. Member Westcott will present first topic for June 28th meeting.

9:20 P.M. MASTER PLAN

Town Planner Harrington mentioned topics that may need to be revisited:

- May need to look at opportunities to encourage senior housing
- Does the Board want to revisit permitting apartments by right in Village
- May need to amend mixed use on Rt. 3A corridor
- Need to meet with Sewer Commission to find out how much more sewer capacity is really available and how that impacts realistic growth

Harrington made herself available to help complete Master Plan and conduct public hearings.

MOTION: by Member Ivimey to adjourn

SECOND: Member Westcott

VOTE: 3- 0 MOTION CARRIES

MEETING ADJOURNED AT: 9:45 P.M.

NEXT MEETING: WEDNESDAY, JUNE 28, 2006, AT 7:00 P.M.

MINUTES APPROVED: STUART IVIMEY, Clerk

DATE: July 26, 2006

(Minutes approved at July 26, 2006 Planning Board Meeting)