

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, JULY 11, 2007
TIME: 7:00 PM
PLACE: COHASSET TOWN HALL – SELECTMEN’S OFFICE
41 HIGHLAND AVENUE, COHASSET, MA 02025

Board Members Present: Alfred Moore, Chairman
William Good, Vice Chair
Stuart Ivimey, Clerk
Robert Sturdy

Board Members Absent: Mike Westcott

Recording Secretary Present: Stuart Ivimey, Clerk

MEETING CALLED TO ORDER AT: 7:10 P.M.

**7:10 P.M. 230 SOHIER STREET (FORMER COOK ESTATE) RESIDENTIAL CLUSTER
DEVELOPMENT DISTRICT APPLICATION CONTINUED PUBLIC HEARING, APPL: ABBOTT
DEVELOPMENT, date stamped: March 7, 2007.**

In attendance to represent application - Attorney Richard Henderson; Abbott Development: Robert Durant, Lee Bloom; Coler & Colantonio: Dale Harris, Steve Campbell; Stantec/Geller DeVellis: Joe Geller, Deb Michener.

Steve Campbell: Distributed new Lotting Plan. Met with John Modzelewski several times to implement all his comments. *Internal Traffic circulation issues:* met with fire dept. to make sure that turning radius (35’ roundings on both sides to also accommodate large 45’ tractor trailer trucks) works at entrance and exit of the site for trucks without having to turn into other lane on Sohier St. – turning radius works – margin of safety has been built in. John Modzelewski is not convinced the model program is presenting realistic scenarios and suggests actually testing it when base coat is in and if it doesn’t work, increase it more. Member Sturdy would like to see a significant margin to accommodate larger trucks from other towns and future sized trucks – asks John Modzelewski to contact suppliers and ask their opinion as to required turning radius. *Drainage Questions:* Have designed to Stormwater Management Policy and are treating to water quality volume. All storm water coming off impervious surfaces will be treated with storm septic type system which will remove the TSS. Although not in any buffer zones, Abbott did present to ConComm and told ConComm that applicant will set up fund to pay Paul Shea to inspect erosion control prior to construction, periodically inspect the site during construction and, inspect after construction to verify that all storm water features are where Abbott indicated they would be and that the site is cleaned prior to Abbott’s departure. Administrative review was done and approved by ConComm so as far as Abbott is concerned, ConComm issue has been addressed. *Infiltration:* took infiltration out of all calculations – because it was so small, it did not have impact. Submitted summary sheet to J. Modzelewski showing if infiltration capacity was zero, it still works. Standard practice in town is to look at 6.8” of rain – Abbott has looked at it in terms of up to 8.5” of rain. Have also assumed all driveways are impervious in the calculations for the design of the storm water infiltration system. *Test pits and ground water:* Originally included plan showing all test pits on site. All basins are above high ground water at the final grade. Amended basin near abutter’s parking lot – added detention basin to capture water and reroute it – very minimal water going into wetland. No impact on Jacob’s Meadow. Will submit construction detail design to Board for endorsement. Also willing to make Homeowners’ Assoc. responsible for any erosion that might occur although they do not anticipate any erosion. *Other final, minor details:* could be dealt with in a final set of construction plans submitted for endorsement which J. Modzelewski can have final say over prior to endorsement. Modzelewski wants pipe sizing – Campbell indicates that info is coming. Modzelewski reviewed his list of comments - is generally satisfied at this stage. Letters from Merrill Assoc. and Carr Research Lab were just received today – Modzelewski not prepared to address at this meeting. As result of requests by public, plans have been modified to include a fifth, one-story, smaller (2000 SF) design house which will fit on the foundations of existing plans.

Open to public comment: Ava Heggie, 206 Sohier St. – concerned about low lighting from back of homes impacting her home, length of construction, landscaping to shield. Projection is 2 years of construction. Jack O’Leary, Merrill Assoc. – again questioned how lots across Sohier St. can be included in calculations. Attorney Henderson referred Mr. O’Leary to past cases presented in past meetings. Wenjun Cas, Carr Research - shares concerns of Mr. O’Leary; feels the design of basin A and basin B are ineffective; also expressed concerns about capacity of swales, treatment of flows offsite and erosion control – much has already been addressed by Coler & Colantonio earlier in meeting. John Modzelewski to review some points. Public hearing continued to August 1, 2007.

8:30 P.M. BEECHWOOD ST. PARCEL FORM A & COMMON DRIVEWAY APPLICATION,

APPLICANT: COHASSET LAND FOUNDATION, date stamped: 06/06/07 . Form A already approved.

Common driveway to be addressed tonight.

- Responded to John Modzelewski’s comments and has been signed off.
- Fire truck clearances – met with Capt. Trask. Turning template demonstrates that there is adequate turning radius going into driveway and into cul-de-sac. Trask did ask that entrances into individual homes be realigned to provide easier access for fire trucks – done for two driveways – could not be done for third so the curb radius was increased to 10’ to give truck more turning area. ***Applicant to contact Capt. Trask and ask him to put his approval and sign-off in writing.***
- Water pipes - Glenn Pratt, Water Commissioner explained that 8” mains cannot be used because the water won’t turn over enough with just three houses – 4” is required for hydrants. Hydrants on Norman Todd and Beechwood St. would be used to respond to fires. Fire Dept. indicates there is adequate flow.

James Donovan, Ross Engineering, brought new mylars reflecting the changes on sheet 1, 4, and 5.

Member Ivimey reviewed the submitted Homeowners’ Association and compare to others approved in the past – he indicated that what they have proposed in the Homeowners’ is fine.

MOTION: by Member Sturdy to approve the plans as submitted

SECOND: Member Ivimey

VOTE: 4 – 0 MOTION CARRIES

Applicant will provide new copies of signed mylars with new pages.

9:00 P.M. ANGUS JENNINGS, CONCORD SQUARE DEVEL., VILLAGE PROJECT UPDATE

EDC submitted application for supplemental grant funding through the priority development fund – approval was finalized, so resources are now available to partner with Carr, Lynch and Sandell – agreement has been worked out. Still on track to make recommendations at fall town meeting. New marketing consultant is on board now – Frank Mahaetti. Time line for deliverables pushed out toward mid/late August to accommodate new members of team. Scope broken into phase I and phase II. Phase I is substantially complete at this point. Team believes they have accurate numbers now as to number of parking spaces, housing units (29 + 15 temporary), infrastructure etc. Handed out maps locating housing etc. (date stamped 07/11/07). All team members will review draft bylaws to make sure everything matches what they see as the potential. June 19 meeting was well attended by about 30 people including business and property owners. Some discussion about whether some of the figures gathered made sense – some will be further studied.

Member Sturdy noted that business at dry cleaners, bank, hardware, bakery etc. will not use town parking lot and walk over with laundry etc. – town parking lot should be for employees.

July 19 – meeting with Housing Partnership to discuss affordable housing issues.

July 25 - will attend Planning Board meeting

August 1 - will attend Planning Board meeting

August 18 - Village Design Workshop

August 20 – zoning bylaw draft

August 29 - will attend Planning Board meeting

Planning Board recommends that a draft is sent Town Counsel for review as soon one is available.

Member Sturdy would like Planning Board to oversee whatever permitting will be required so applicants are not bounced between boards.

Mike Milanoski, 171 So. Main St. – more property owners than anticipated indicated they were looking to do something different with their property – redevelop their property. Timing of this project seems good and public

outreach is important. Parking issues tend to be a perceived issue – there is actually ample parking for this village for the square footage available. Issue might be how to manage it better.

9:30 P.M. DAVID CALHOUN – DISCUSSION ABOUT ZBA HEARING RE: 2 SHELDON ROAD

David Calhoun: what is set back of an accessory building if it is not in the backyard? Member Sturdy says it must meet requirements of any building and be 30' on the front. ZBA said that respectfully they reserve the right to make their own determination as to what is a street or way. Att. Sullivan noted that under Section 81I, it is the Planning Board that will make the decision. Will Board file a report in accordance with 81I as to the status of Sheldon Road that it does not meet the town standards of or definition of a street? Member Moore reluctant to do as there are many roads that meet the same situation and without a broad study, this might be sensitive to do.

9:55 P.M. ADMINISTRATION

- **VOTE TO ACCEPT JUNE 20, 2007 MINUTES AND EXECUTIVE SESSION MINUTES**

MOTION: by Member Ivimey to accept June 20, 2007 minutes

SECOND: Member Good

VOTE: 4 – 0 MOTION CARRIES

MOTION: by Member Ivimey to accept June 20, 2007 Executive Session minutes

SECOND: Member Good

VOTE: 4 – 0 MOTION CARRIES

MOTION: by Member Ivimey to adjourn

SECOND: Member Sturdy

VOTE: 4 – 0 MOTION CARRIES

MEETING ADJOURNED AT: 10:00 P.M.

NEXT MEETING: WEDNESDAY, JULY 25, 2007 AT 7:00 P.M.

MINUTES APPROVED: STUART IVIMEY, CLERK

DATE: JULY 25, 2007