

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, NOVEMBER 1, 2006
TIME: 7:00 PM
PLACE: COHASSET TOWN HALL – BASEMENT MEETING ROOM
41 HIGHLAND AVENUE, COHASSET, MA 02025

Board Members Present: Alfred Moore, Chairman
Peter J. Pratt, Vice Chairman
Stuart Ivimey, Clerk
Mike Westcott
Robert Sturdy

Board Members Absent:

Recording Secretary Present: Jo-Ann M. Pilczak

MEETING CALLED TO ORDER AT: 7:00 P.M.

7:00 P.M. PLANNING BOARD SPECIAL INTEREST TOPIC

- BOS did not agree with the \$50,000 requested for consultant to study downtown, even with CPC funding. They suggested lowering the requested amount.
- Advisory Committee recommended against a downtown study
- MBTA said blasting in the town parking lot could happen after the railroad is done without damage to train system. No one else thinks this makes sense. Member Westcott suggests a summit with Planning Board, MBTA and BOS to discuss this topic.

7:30 P.M. GLENN PRATT – DISCUSSION – SITE PLAN REVIEW WAIVERS Member Pratt recused as he is abutter to abutter. Glenn Pratt is purchasing 1 Smith Place. Plans to add second floor. No foot print change. Will be rental. Wanted to know what information to include in Site Plan application since only change will be addition of second floor. Member Moore advised G. Pratt to use his judgment as to what information would reflect changes that the Board may need to know about but not about things like existing drainage.

7:40 P.M. ZBA RECOMMENDATIONS

• **235 CEDAR ST., SPEC. PERMIT APPLICATION, APP: MONOMOY REALTY TRUST, STEVE & WENDY OLEKSIK, date stamped: 10/19/06.** This is an expansion of a non-conforming use. According to Section 4.2 Table of Use Regulations, kennels are not permitted in any residential district. The Board felt that the expansion of a kennel in a residential area should not be approved. The Board also questioned whether a variance was needed for expanding a non conforming use, rather than a special permit.

MOTION: by Member Sturdy to recommend against approval of this special permit application.

SECOND: Member Ivimey

VOTE: 5 – 0 MOTION CARRIES

• **59 JERUSALEM RD., SPEC. PERMIT APPLICATION, APP: JOSEPH & DIANE KENNEDY, date stamped: 10/19/06.** The Planning Board had difficulty reviewing this application because the site plan is a mortgage loan site plan (rather than an actual onsite survey) which makes measurements such as ± 15 feet absolutely meaningless when attempting to evaluate a site.

MOTION: by Member Sturdy to recommend against approval of this special permit application as the lack of an adequate site plan makes accurate evaluation and review impossible.

SECOND: Member Westcott

VOTE: 5 – 0 MOTION CARRIES

8:00 P.M. ADMINISTRATION

• **VOTE TO APPROVE OCTOBER 18, 2006 MINUTES**

MOTION: by Member Westcott to approve October 18, 2006 minutes

SECOND: Member Pratt

VOTE: 5 – 0 MOTION CARRIES

- **RED LION IN ON UPCOMING AGENDA** – Put on December 6, 2006 agenda
- **JOSEPH'S HARDWARE ON UPCOMING AGENDA** – Put on November 15, 2006 agenda if they only need to have plans signed.

MOTION: by Member Sturdy to adjourn

SECOND: Member Westcott

VOTE: 5 – 0 MOTION CARRIES

MEETING ADJOURNED AT: 8:10 P.M.

NEXT MEETING: WEDNESDAY, NOVEMBER 15, 2006, AT 7:00 P.M.

MINUTES APPROVED: Stuart Ivimey, Clerk

DATE: November 16, 2006

(Minutes approved at November 15, 2006 Planning Board Meeting)