

Selectmen Present: Gary Vanderweil, Chairman
Edwin Carr
Ralph Dormitzer
Paul Carlson

Selectman Absent: Frederick Koed

Others Present: William R. Griffin, Town Manager
Jennifer Oram, Recording Secretary

Chairman Gary Vanderweil called the meeting to order at 7:00PM.

Town Manager’s Report

Mr. Griffin explained that Police Safety Officer, William Quigley, and Police Chief, James Hussey, have recommended that a stop sign and stop line be installed at the top of Pleasant Street, where it intersects with Old Pasture Road and Reservoir Road. Selectman Ralph Dormitzer expressed concern about people having to stop on such a steep incline. Chairman Vanderweil asked if the Safety Officer and the Chief of Police could come in at a future meeting and review for the Board why they feel the need for the sign and sign line.

Selectmen Comment Period

Selectman Paul Carlson informed the Board and the public that he, Selectman Dormitzer and Mr. Tom Gruber walked the area of Sanctuary Pond to see if and where they can try to alleviate some of the water issues in Jacob’s Meadow.

Chairman Vanderweil said that he had received a call from a citizen expressing concern in regard to sidewalks, or the lack there of, in two areas of Town. The caller felt that walkers and cyclists would keep walking on North Main, and that the perfect solution would be a sidewalk. However, it is probably too late to do this with MBTA, so he suggests that a fog line be put down on the stretch between King Street and North Main. The other area, is over near Atlantica where the resident says the new sidewalk near the new seawall is great, but suddenly ends. Mr. Griffin stated that this issue is already being addressed.

Public Comment Period – Mr. Christopher Comeau and his wife, Marcia Comeau, addressed a letter they had sent to the Board. The Comeaus, and their neighbors are requesting a sidewalk be constructed from the Rose Hill Neighborhood, to the corner of King Street and Chief Justice Cushing Highway. Mr. Griffin explained that the next step would be to assess the costs to construct the sidewalk, then work with both the Department of Public Works, and the Greenbush Department and it would then go to a Capital expense and from there, it would have to go to Town Meeting for a vote. Mr. Griffin said the Town would also seek grant money.

First Parish Church Sign on Cohasset Common – S. Woodworth Chittick addressed the Board on behalf of the First Parish Church. Mr. Chittick explained that he was before the Board tonight to get the Board’s approval of the proposed new sign for the church. He explained that to put a new sign on the Common, it is a four step process; the Church first approves the design, then the Cohasset Common

Historic District Commission has to approve it (which they have), then the Board of Selectmen gives their approval, and then final approval falls to the Zoning Board of Appeals. Mr. Chittick then distributed a rendering of how the sign would appear. He explained that the sign had been constructed and installed by the movie crew for “The Witches of Eastwick” in 1986. The sign is now in bad shape and needs to be replaced. He stated that it is the goal of the church to also make the sign more visible as they feel many people do not realize that the building is actually a church. The Board then discussed various options for the sign, other than the one proposed, and each member had a different view as to how the sign should look. After a lengthy discussion, it was decided that the Board would wait until all of the members could be present to discuss this further, and then cast their vote.

Public Hearing – Red Lion Inn, Change in Manager – Attorney Michael Hayes addressed the Board on behalf of his client, Gerd Ordelheide, owner of the Red Lion Inn. Attorney Hayes explained that the applicant that was to be before the Board as the proposed new manager has resigned from the Inn. He stated that the owner would be in this country until the fall, and would run the Inn until they are able to hire a reliable new General Manager. Attorney Hayes assured the Board that it is a priority, and that he would keep in touch with the Selectmen’s office. As soon as they have the new applicant, he will re-apply for a new hearing. Selectman Carr asked Attorney Hayes about the recent fire infractions that have occurred at the Inn. Attorney Hayes assured the Board that he would be in contact with the Fire Chief first thing in the morning. The Board and Mr. Griffin suggested that the Red Lion Inn also hire and train an Assistant General Manager to alleviate any future gaps in the management staff at the Inn.

Housing Partnership Update – Partnership members Thomas Callahan, Jim Hamilton and Taffy Nothnagle addressed the Board. Mr. Callahan first addressed the “housing plan”, he stated that their consultant, Judi Barrett, had composed an excellent analysis of the market and it is a very good starting point for the partnership to follow. He would also like the Board to outline specific directions in which they would like to see the partnership go. As for the analysis, they would like to move away from the use of the term “Cohasset Affordable” as it gives the impression that Cohasset is unlike any other community. There was then a lengthy conversation about where the Town’s percentage lies with 40B and how many units the Town will need to create to stay on track of fulfilling the State’s requirements. Chairman Vanderweil stated that he would like to see homes priced at \$425,000. He would also like the Housing Partnership to list what the goals and priorities of the partnership should be, and then the Board will draft a motion for their direction. Mr. Callahan agreed to provide the details. Selectman Dormitzer then thanked Judi Barrett for her great work on the analysis. Mr. Callahan then asked the Board to change the partnership’s membership to nine. **Selectman Dormitzer moved to change the Housing Partnership Membership requirement to nine members, from ten.** Selectman Carr seconded the motion, and the vote was unanimous. Mr. Callahan then stated that he and Ms. Barrett were re-writing the Inclusionary Zoning Bylaw, and requested the use of Town Counsel. Chairman Vanderweil asked that a draft be submitted to the Board by no later than early September to allow for Counsel to review it.

Mr. Callahan then asked to address the issue of 821 Jerusalem Road. He stated that they had sent questions regarding the property to DHCD. DHCD was too busy to put anything in writing, but stated that if the Town put two to three units on this property, DHCD would approve them as affordable. Mr. Callahan asked the Board to put this in to an RFP to see if they could get a developer for the property. He suggested that if this should fail, the Town should then give the property to the Housing Authority. This would mean that the Town would be denying the owner’s request to pay back the taxes and be

given back the property. Mr. Griffin explained that this decision was the Board's to make. The tenant that currently resides at the property asked the Board and the Partnership how long he had to stay at the property. He was told that if this should go to town meeting, he should have at least 60 days after town meeting before he would have to move out. They told him to look at the first of the year. After another lengthy discussion, **Selectman Dormitzer moved that the Board of Selectmen support a Request for Proposals be created for the 821 Jerusalem Road property and that the Board dose not support the reacquisition of the property to the previous owner. Selectman Carr seconded the motion, and the vote was unanimous.** Mr. Griffin will inform the previous owners of the Board's decision

Senate Bill No. 1961 – Energy Generated by Municipal Wind Turbines – The Board of Selectman is being asked to write a letter of support for this legislation by the Planning Board and the Alternative Energy Committee. Mr. Griffin explained that if the Town of Cohasset had a wind turbine, they would want this legislation in place at it would treat the Town like it had municipal light companies (i.e. Hingham and Hull). **Selectman Dormitzer moved the approval of a letter showing the Board's support for Senate Bill No. 1961. Selectman Carr seconded the motion, and the vote was unanimous.**

Cohasset Annex to the FEMA South Shore Hazard Mitigation Plan – Mr. Griffin gave the Board background explaining the FEMA South Shore Hazard Mitigation Plan. He went on to say that the MAPC did a great job compiling the list for each community. After a brief discussion, **Selectman Dormitzer moved to adopt Cohasset Annex to the FEMA South Shore Hazard Mitigation Plan. Selectman Carr seconded the motion, and the vote was unanimous (4-0, Selectman Koed not present).**

Licenses and Permits – Selectman Carlson moved to approve a one-day liquor license for the annual Legion Scholarship Fundraiser clambake to take place on Saturday, September 8, 2007 on Sandy Beach from Noon – 6PM, with a rain-date of September 9, 2007. Selectman Carr seconded the motion, and the vote was unanimous.

Minutes Approval – Selectman Dormitzer moved to approve the minutes for March 26, 2007 as amended. Selectman Carr seconded the motion, and the vote was unanimous (3-0, Selectman Carlson could not vote). Selectman Dormitzer moved to approve the minutes for April 9, 2007. Selectman Carr seconded the motion, and the vote was unanimous. Selectman Carr moved to approve the minutes for April 23, 2007 as amended. Selectman Dormitzer seconded the motion, and the vote was unanimous. (3-0, Selectman Carlson could not vote).

Selectman Carr moved to adjourn the meeting. Selectman Dormitzer seconded the motion, and the vote was unanimous. Meeting adjourned at 8:37PM.

Respectfully submitted,
Gary Vanderweil
Chairman