

Selectmen Present: Ralph Dormitzer
Gary Vanderweil
Edwin Carr

Selectmen Absent: Frederick Koed
Robert Spofford

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

Town Manager’s Report

Mr. Griffin asked the Board to endorse the Zoning Board of Appeal’s decision to raise the filing fees from the current \$100 flat fee for all applications, to \$150 for a single-family residential, and \$300 for all other filings, including multi-family, commercial, signs etc. Selectman Vanderweil asked if Mr. Griffin could look at the legal fees for this department for the last three years in hopes of getting an estimate of what the yearly costs would be in the future. Mr. Griffin agreed to do so. **Selectman Carr moved to endorse the raising of the filing fees, Selectman Vanderweil seconded the motion, and the vote was unanimous.**

Mr. Griffin then asked the Board to sign a document for Attorney Lisa Hewitt. The document approved the Amendment of the Conservation Restriction that came before the Board at the August 28th meeting.

Selectmen Comment Period

Selectman Carr reminded the community that the next day was the Primary Election. Selectman Carr also congratulated Mr. Griffin on his 30-year service award he received the previous week at the ICMA Conference in San Antonio, Texas. Mr. Griffin thanked the Board.

Chairman Dormitzer also congratulated Mr. Griffin. Chairman Dormitzer then updated the public on the meeting that was held on September 6, 2006 with Mr. Grabauskas, the General Manager of the MBTA, the Greenbush Team, Mr. Griffin and himself. He stated that the meeting was very productive. The MBTA and the Town are now exploring options for additional parking, and the MBTA agreed to extend the sidewalk to Pleasant Street. Another major item that was addressed at the meeting was the configuration of the parking lot. With some changes, there may be enough room to bring back the landscaped island that in the lot prior to construction.

Committee Appointments

Storm water Management Committee – Mr. Lawry Reid of 31 Richards Road, Hull, MA met with the Board to explore the possibility of becoming the “at large” member of this committee. After a lengthy conversation, the Board stated they would like to continue looking for a resident to become the “at large” member, but asked if Mr. Reid would still work with the committee. Mr. Reid agreed to do so.

Cohasset Cultural Council - Lance Norris, of 33 Norfolk Road, Cohasset addressed the Board about the Cultural Council. Mr. Norris informed the Board that he has been a resident of Cohasset on and off since 1976. He stated that he was the acting Chairman of the Town’s Commission on Disabilities, and that there had not been much activity with this commission. Mr. Norris also expressed concern that when he applied for a grant from the Cultural Council, he did not receive any response. Mr. Griffin explained that the Council has had some issues with the staggering of terms and their membership. The Board asked that they be allowed to get an update from the Cultural Council, after which they would have Mr. Norris back in. Mr. Norris agreed.

Pole Hearings

The Board heard from Aileen Darois of Massachusetts Electric. Mass. Electric, along with Verizon New England, Inc., would like to relocate pole #14 and #15 on Spring Street. They would also like to install a stub-pole to support pole #14 after the relocation. Chairman Dormitzer expressed concern about the location of the stub-pole, as it would end up being in someone’s front yard. Ms. Darois stated that Mass. Electric had talked to the owner, and that they were fine with the location of the stub-pole. At this point, Mr. Al St. Peter, owner of 66-68 Spring Street, addressed the Board and stated that he did not like the proposed location of the stub-pole. The Board asked if Mass Electric and Verizon New England, Inc. could try to come up with another option - they agreed that they would look into it. **Selectman Vanderweil moved that poles 14 and 15 could be relocated, as long as the stub-pole is installed in a location that the homeowner is fine with. Selectman Carr seconded the motion, and the vote was unanimous.**

Bob Regolino, of Verizon New England, Inc., came before the Board and requested a new pole, pole #36/A, be installed on Pleasant Street. After a description of the proposed location, the Board asked if Mr. Griffin could go out with Mark Brennan and look at the location to ensure that it would not interfere with the surrounding buildings etc. Mr. Griffin and Mr. Regolino agreed. **Selectman Vanderweil moved to provisionally approve the installation of the new pole #36/A pending Mr. Griffin’s approval. Selectman Carr seconded the motion, and the vote was unanimous.**

Cedarmere Update –

Mr. Mahmood Malihi came before the Board to update the community on the status of the Cedarmere Development. Mr. Malihi explained that construction is currently paused primarily due to poor market conditions, and questions the developer has on how to operate the on-site sewerage plant. Mr. Malihi explained that they had hoped to sell many units by now, and that this would have helped them develop the wastewater treatment plant. However, without units sold, they cannot get the flow needed to operate the on-site plant. Another issue with selling the homes has been the many questions they have received from potential buyers in regard to the very strict Bylaw language. He explained that he is currently working with the Planning Board to come up with an amendment to that Bylaw, and that they have held a spot on the warrant for the Special Town Meeting for this article. Selectman Vanderweil asked when they would be making the entrance on 3A look better and Mr. Malihi explained that they were already working on both entrances to get them to look like what they would at then end of construction. Chairman Dormitzer encouraged Mr. Malihi to come back before the Board to get support for the article for the Special Town Meeting.

Discussion on Structure on 11 Grace Drive

Mr. Charles McLaughlin, of 31 Grace Drive, and Mr. Patrick Plante, of 798 Jerusalem Road, came before the Board to express their concern of a built structure at 11 Grace Drive. The structure in question is a 30X30X17 foot, metal, half-moon shaped “garage”. Mr. McLaughlin, Mr. Plante, and many other neighbors all feel that the structure is a detriment to their neighborhood, and they feel that a Building Permit should not have been issued. Their concerns are that the structure does not meet the required setbacks, and that the owners of the structure are conducting a business out of the location. After a lengthy conversation, the Board suggested that the neighbors have the sidelines surveyed by an engineer, and then bring an appeal before the Zoning Board, as this issue really does not fall under the Board of Selectmen’s jurisdiction.

Debbie Cook –Open Space Plan

Debbie Cook and Karen Quigley came before the Board to review the Open Space Plan. Ms. Cook explained that it was time for the plan to be re-written, as they need to have it updated for State funding. The Board reviewed the plan in all areas that pertained to them and gave input on what they thought should change. Chairman Dormitzer asked that under the section that listed Hazardous Waste Sites, they add the Avalon Bay property as it has TCE on-site. He also suggested that under the area of flooding, the Committee should have a more comprehensive list of the flooding areas in Town. The Board and Mr. Griffin also gave suggestions for the Questionnaire that would be mailed out by the open space committee to the entire Town.

Bill Burnett – Proposal for Cohasset Triathlon –

Mr. Burnett reviewed his proposal for a Sprint Triathlon that would take place on June 10, 2006. Chairman Dormitzer suggested Mr. Burnett look at some later dates because the water may be too cold. Mr. Burnett agreed to do so, and stated he would be back before the Board to confirm their endorsement. The Board agreed, and stated they felt it was a good event.

Jeffrey DiModica – Fence in Public Layout

Selectman Vanderweil moved to accept the proposal, along with the license agreement. Selectman Carr seconded the motion, and the vote was unanimous.

Vote to Close Special Town Meeting Warrant

Selectman Vanderweil moved to close the warrant for the November 13, 2006 special town meeting on Friday, September 29, 2006 at 1PM. Selectman Carr seconded the motion, and the vote was unanimous.

Licenses & Permits

Selectman Vanderweil moved to approve a one-day liquor license for an event at the South Shore Arts Center on October 21, 2006. The event is a fundraiser for the South Shore Arc. Selectman Carr seconded the motion, and the vote was unanimous.

Selectman Carr moved to approve a one-day liquor license for an opening reception at the South Shore Arts Center on October 27, 2006. Selectman Vanderweil seconded the motion, and the vote was unanimous.

Minutes Approval

Selectman Vanderweil moved to approve the minutes of August 28, 2006 as amended. Selectman Carr seconded the motion, and the vote was unanimous.

Selectman Carr moved to adjourn the meeting, the motion was seconded by Selectman Vanderweil, and the vote was unanimous.

Meeting adjourned at 9:02PM.

Respectfully submitted,

Ralph S. Dormitzer
Chairman