

Members Present: S. Woodworth Chittick, Chairman
Kathleen A. Hunter, Clerk
Peter Goedecke
Susan Kent

Members Absent: Benjamin Lacy
Charles Higginson

Others Present: Jennifer Oram, Assistant Clerk

Chairman S. Woodworth Chittick called the meeting to order at 7:37PM.

Zoning Board Business

Minutes – Chairman Chittick moved to approve the minutes of August 5, 2008 as amended. Mrs. Susan Kent seconded the motion, and the vote was unanimous.

Withdrawal – 357 Atlantic Avenue – Mr. Peter Goedecke moved to accept the letter from the applicant, Jim Sandell of Carr, Lynch and Sandell, to withdraw this application without prejudice. Chairman Chittick seconded the motion, and the vote was unanimous.

HEARINGS

609 Jerusalem Road (Applicant Heidi Condon for land owner Ladd McQuade) – seek to demolish the existing barn and re-construct a new barn on the same footprint in the flood plain. SP §5.3. File#08.08.18c.

Chairman Chittick recused himself from this hearing. Before doing so, he appointed Ms. Kathleen A. Hunter as Chairman. Architect Heidi Condon addressed the Board. Ms. Condon reminded the Board that she had been before the Board in November 2007 for a Special Permit for the house on this parcel. Originally, it was their hope to salvage the garage, however after looking at the structure, it has been determined that the building is unsafe and cannot be saved. The application before the Board is requesting to tear down the existing structure and to rebuild it on the existing footprint with one exception. She explained that the existing structure has two wetland delineations, one is in the 50 foot buffer zone, and the other presently jogs into the wetlands. To address this, they will be removing 47 feet of the existing foundation, and in its place there will be a new concrete foundation and one corner pier. The Cohasset Conservation Commission has given full approval of this application and now considers the structure out of the flood plain. Mr. Goedecke asked to discuss the foundation in greater detail. Ms. Condon stated that the goal was to remove the barn from the flood plain. She stated that both the house and the barn have always been in the flood plain. But by making these changes to the garage and its foundation, the barn will then be removed from the flood plain. She added that there will be French perimeter drains and that those will be connected to a new underground catch basin. There will also be gutters on the gables. She added that both the land owner and the neighbors are concerned about the amount of water that travels down the driveway and into the existing barn. This water will also be re-routed to the underground catch basin. Mr. Goedecke then asked to discuss the proposed building height. He stated that according to the application, the existing roof height is 28.1 feet and the proposed is 27.1 feet. He stated that he reads it at 32.4 feet. Ms. Condon stated that they went from the average grade. She explained that Cavanaro Associates used lasers to point at the four

corners from the average grade and used those calculations to get the height. There was then a lengthy conversation about how the height calculation was figured. Mr. Goedecke stated that he was concerned that the proposed ridge line would in fact be higher than the existing. He asked if Ms. Condon could file a memo clarifying the existing conditions of the barn showing exact ridge and plate heights, as well as a drawing of the existing west elevation of the barn. She agreed she would do so in two weeks. Mr. Goedecke added that he felt the application does not only fall under §5.3, but also §8.7.2. A letter of support from Mr. William Chisholm of 606 Jerusalem Road was then read aloud. Ms. Hunter asked if any other neighbors had expressed concern about the plans. Ms. Condon said that the direct abutter was mostly concerned about the water issues which were being addressed with the French drains etc. **Mr. Goedecke moved to close the hearing with the one submission being filed in two weeks. Ms. Hunter seconded the motion, and the vote was unanimous (Mr. Goedecke, Mrs. Kent and Ms. Hunter).**

380-400 – Chief Justice Cushing Highway (Applicant Agnoli Sign Co. for land owner Cohasset Realty Trust, Donald Stasko as Trustee). VARIANCE §6.5. File #08.08.18b.

Mr. Donald Agnoli of Agnoli Sign Co. addressed the Board on behalf of their client Cohasset Realty Trust, Donald Staszko as trustee. Mr. Agnoli stated that he had been before the Planning Board the previous evening. The Planning Board had asked that Agnoli sign keep the sign with backlit “halo” illumination as opposed to the proposed internal “face illumination”. Mr. Agnoli stated that they would keep the sign illumination as the “halo” as requested. The lighting will be generated with LED lights. Mr. Agnoli then reviewed the proposed changes in the lettering of the sign. He stated that the word “super” will be removed, and the larger, heavy, red letters will be replaced with more delicate letters. The sign is presently approximately 200 Square Feet. The proposed sign will be approximately the same size, but will be adding two additional logos. The two new logos (Starbucks and Pharmacy) will not be illuminated and are only 12 inches tall. Chairman Chittick asked if anyone else wished to speak. Mr. Robert Durant of 30 Surry Drive asked Mr. Agnoli if the sides of the building would be affected and if the lighting would illuminate less because of the use of LED lights. Mr. Agnoli stated that the sides of the building would not be affected and that the new illumination would be half of what it is today. **Chairman Chittick moved to close the hearing. Ms. Hunter seconded the motion, and the vote was unanimous (Chairman Chittick, Ms. Hunter and Mrs. Kent).**

DELIBERATIONS

51 Hill Street (Applicants are Anthony C., Judith A. And Carl Sestito). Seek to build an addition. SP §8.7.2. File #08.07.15. The Board reviewed the draft decision written by Ms. Hunter. **Mr. Goedecke moved to approve the decision as amended. Ms. Hunter seconded the motion, and the vote was unanimous (Chairman Chittick, Ms. Hunter and Mrs. Kent).**

93 Black Road (Applicants are David and Dana Lucier). Seek to build an addition. SP §8.7.2. File #08.07.17. The Board reviewed the draft decision written by Mr. Goedecke. **After a brief discussion, Chairman Chittick moved to approve the decision as amended. Ms. Hunter seconded the motion and the vote was unanimous (Chairman Chittick, Ms. Hunter and Mr. Goedecke).**

Chairman Chittick moved to adjourn the meeting. Ms. Hunter seconded the motion and the vote was unanimous.

Meeting adjourned at 9:00PM.

Respectfully submitted,

Jennifer Oram, Assistant Clerk, Zoning Board of Appeals