

Members Present: S. Woodworth Chittick
Benjamin Lacy
Charles Higginson
Peter Goedecke
Kathleen Hunter

Member Absent: Barbara Power

Chairman S. Woodworth Chittick called the meeting to order at 8:00PM.

This is a continued hearing from July 10, 2007.

40 South Main Street (Cohasset Hardware) (Nominee Trust, Inc.) – seeks to expand the existing building and add four apartments. SP §4.2 - #07-04-16. Sitting wc bl ch bp pg kh. ALSO, A Variance under §5.3 - #07-05-15 – Sitting wc bl ch bp pg kh.

Chairman Chittick reviewed his draft decision for the Board. He stated that although the May 23, 2007 plans only shows 10% or less of the apartment located on the third floor of the dwelling unit, actually on the second floor, the bylaw only states that “part of the dwelling unit” be on the second floor, and does not give a quantification. The decision he has drafted has granted this. He stated that adding dwelling units would not be detrimental to the area. He feels that dwelling units would in fact benefit the village district. Chairman Chittick then reviewed the conditions which are: the Planning Board has asked for a site plan review. If that review should result in any changes to the plans of May 23rd, the applicants would need to come back before the Zoning Board with the new plans. Another condition would be a comprehensive system of smoke detectors and sprinklers that will be approved by the Cohasset Fire Department. And finally, the ridge of the current roof will not be raised any more than twelve inches from its current location. **There was then a discussion amongst the Board, after which Mr. Benjamin Lacy moved that the Board grant the Variance with conditions and approve the drafted decision as amended. Ms. Kathleen Hunter seconded the motion and the vote was unanimous.**

16 and 22 Depot Court – (Richard H. Brown, Jr. and Gina M. Brown) – seek to re-build a building that was destroyed by fire. SP §8.7.2 - #07-05-04 – Sitting – wc bl ch bp pg kh.

The Board read the drafted decision and reviewed the plans once more. No new materials were submitted as the hearing was closed. There was a discussion amongst the Board and Mr. Thomas Callahan in regard to the decision. Mr. Callahan stated that some neighbors did not have any issue with the proposed building, and perhaps that would be a reason to re-open the hearing. Mr. Goedecke explained that the only option the Board could offer is to deny the application without prejudice as the hearing is closed.

The Board then briefly discussed the following: the Board’s role in zoning enforcement, wording in decisions in regard to use of the word “neighborhood”, the definition of a ‘street’ and the pros and cons of having more restaurants in the Village Business District Area.

Mr. Lacy moved to adjourn the meeting. Mr. Goedecke seconded the motion and the vote was unanimous.

Meeting adjourned at 9:10PM.

Respectfully submitted,

S. Woodworth Chittick
Chairman