

Members Present: S. Woodworth Chittick, Chairman
Benjamin H. Lacy
Charlie Higginson
Peter Goedecke

Members Absent: Susan Kent
David McMorris

Others Present: Jennifer Brennan Oram, Assistant Clerk, ZBA

Chairman S. Woodworth Chittick called the meeting to order at 7:30PM.

HEARINGS

SPECIAL PERMIT –Filed by Corina Martinez of Hoadley Martinez Architects on behalf of the landowner, Town of Cohasset and the owner of the buildings, the Cohasset Sailing Club, to raze and reconstruct the club building and shed at 15-19 Lighthouse Lane. File #10.09.10.

Chairman Chittick opened the hearing. Ms. Susan Hoadley of Hoadley Martinez Architects and Carmen Hudson of Cavanaro Consulting addressed the Board. Ms. Hudson reviewed the site for the Board stating that the entire area is 7.35 acres with many buildings on it, including those that belong to the Sailing Club. She stated the Club presently has the main building which has a rear porch and two sheds on the proposed location for this application. They are proposing to raze the main building and one of the sheds and replace them with a new main building, one larger shed and a system of decks. Ms. Hudson explained that the architects have gone to great lengths to keep the project environmentally friendly. The building will be Leed certified and they are removing 1,000 square feet of impervious material. Architect Susan Hoadley then addressed the Board. She reviewed the process which they plan to follow to obtain Leed Certification status. When they complete the certification process, this project will be the first certified non-residential new construction in the Town of Cohasset. In addition to the structures being more environmentally friendly, they will also be improving the site. They will be making the site more permeable for stormwater run off. They will also collect water that runs off of the building to wash the boats. They will reuse timber from the existing structure to build the new and only use materials that are mined within 500 miles of the site. Ms. Hoadley added that the building is designed to have a natural flow of air and that the present design does not have an air conditioning system, but will be designed in a way that one can possibly be installed at a future time. Chairman Chittick asked what the agreement between the Town and the Sailing Club is for the use of the land. Mr. Timothy O'Brien of 8 Talarico Lane stated that when he brought the application in to Town Manager, William Griffin, they did talk about the lease. He stated that in 1961 the Town voted to approve a lease but that no boundaries were shown on the land. The lease has since expired. There was then a lengthy conversation about how Cavanaro Consulting measured setbacks. Ms. Hudson stated that each setback was measured by the land boundary. Chairman Chittick stated that he felt the other buildings on the 7.35 acre lot are irrelevant for the purposes of this application. Mr. Lacy stated that he felt that what the applicants are proposing is an improvement. Ms. Hoadley explained that they struck a line off of the existing deck, with the intention that it was the property line, to locate the correct setbacks. They changed the orientation of the building to have it face toward the harbor more to monitor races while at the same time attempting to comply with the parameters. Ms. Hoadley stated that they also brought the existing shed inward off of that same point so they would not widen or encroach. Chairman Chittick stated that the application does show that the proposed complies with all

setbacks and they are before the Board for relief under §9.11. Mr. Lacy asked if the existing structures are on pilings and if so, will the proposed be as well. Ms. Hudson stated that the proposed will be on pilings. Ms. Hudson stated that they would also be removing 1,000 square feet of concrete with the removal of a sidewalk and concrete patio. In addition, one shed will be removed; the existing building and porch will also be removed. All of this totals about 3,050 square feet of impervious material that will be removed. The proposed building and shed will have a total foot print of 1,000 square feet. Everything else is decks that won't be grouted. Ms. Hoadley stated that she estimates that only 45-60 square feet will actually be hitting the ground. Mr. Lacy stated that he had no doubt that this application would come under §9.11 but that he would like a foundation plan. Ms. Hoadley stated that they do have one and would be glad to submit it. Chairman Chittick also asked that they provide height calculations using the plate height. He stated that they could add it to an existing plan. Mr. Charles Higginson expressed concern about the lack of a current lease and about the amount of buildings that are on the parcel. Chairman Chittick stated that they have looked at the site and he is not concerned about the buildings as they are only applying for this location. Mr. Lacy stated that the only issue before them is §9.11. Mr. Higginson stated that he is in favor of the project and that they can discuss his issues of concern during the deliberation. Ms. Hudson asked if they would consider closing the hearing. Chairman Chittick stated that he thought it may be best to keep the hearing open where further submissions are needed. To summarize, they would like a foundation plan, an updated height plan and they would also like an approximate calculation of coverage for the entire 7.35 acres. Chairman Chittick asked if anyone in the audience wished to speak. They did not. **Mr. Lacy moved to continue the hearing. Chairman Chittick seconded the motion and the vote was unanimous.**

DELIBERATIONS

VARIANCE – Filed by Attorney Richard Henderson on behalf of applicant/landowner Crocker Lane Realty, LLC for the construction of structure (Light Poles) greater than 45 feet in height at 215 Chief Justice Cushing Highway. File #10.07.09.

After an extensive deliberation, **Mr. Lacy moved to continue the deliberation until the next meeting of the Board. Chairman Chittick seconded the motion and the vote was unanimous.**

Mr. Lacy moved to adjourn the meeting. Mr. Higginson seconded the motion and the vote was unanimous. Meeting adjourned at 8:55PM.

Respectfully submitted,

Jennifer Brennan Oram

Assistant Clerk, Zoning Board of Appeals