

Members Present: S. Woodworth Chittick, Chairman
Benjamin H. Lacy
Charles Higginson
Peter Goedecke
Kathleen A. Hunter, Clerk

Member Absent: Susan Kent

Others Present: Jennifer Brennan Oram, Assistant Clerk

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

Board Business

Approval of November Minutes – Mr. Peter Goedecke moved the November 3, 2009 minutes as amended. Mr. Charles Higginson seconded the motion and the vote was unanimous.

Informal Discussion with AT&T Engineer, Martin Cohen – Mr. Cohen and Mr. Dan Bilezikian of Anderson & Kreiger, addressed the Board. They explained that the Water Commission put out an RFP to build a cell tower up on top of Bear Hill Water Tank. They then reviewed the plans for the Board. After a lengthy review, the Board agreed that this was an allowed use and that AT&T could seek a building permit for the project.

HEARINGS

Special Permit – Filed by HC Design/Heidi Condon on behalf of land owners Christopher and Molly Kerr, seeks to build an addition and renovate the existing home located at 30 Parker Avenue. File #09.10.09b.

Mr. Lacy moved to accept the updated plans and close the hearing. Mr. Goedecke seconded the motion and the vote was unanimous.

Special Permit – Filed by South Shore Playhouse Associates, Inc. represented by Vincent Longo, Manager. Seeks to modify the existing decision filed by the Board on December 20, 2004. File #04.09.23 and 04.11.22.

Mr. Vince Longo, Manager of the South Shore Music Circus, addressed the Board. Mr. Longo is requesting that the Board remove any language referencing alcohol consumption from the Special Permit that was filed in 2004. He reviewed the language for the Board. Mr. Lacy expressed concern in removing all of the language regarding alcohol consumption as he feels there should be guidelines in place. Chairman Chittick and Assistant Clerk, Jennifer Oram, explained that alcohol licensing and regulations fall under the purview of the Board of Selectmen and that these issues are addressed when the alcohol licenses are renewed annually.

The Board then addressed the parking conditions and discussed what should be included in the modified decision. Mr. Longo is fine with the condition that was included in the 1999 Special Permit Decision, however in 2004, the Board added “and there will be no parking by its customers at any time in the parking lots of the Paul Pratt Library.” Mr. Longo is requesting that this language be removed as he has

a working relationship with the library. In addition, the police use the lots at the library to clear possible back-ups at the train tracks. Mr. Higginson stated that he felt that this was a public safety issue and that it should be left to the police. The Board agreed to discuss this further during deliberation.

Mr. Longo would also like the Board to modify the number of times he is allowed to erect a canopy for special events. Presently the Special Permit reads “the canopy will be erected no more than 6 times a season (plus not more than two additional times for Cohasset Public school graduation ceremonies) and in all cases only in the event of inclement weather”. Mr. Longo is requesting that the Special Permit be modified to allow the erection of the canopy 10 times per year plus usage on the dates that the Music Circus hosts graduations, with no restrictions on the amount of graduations hosted by the Music Circus.

After further discussion, Chairman Chittick stated that he felt the tent was a zoning issue, but that any reference to alcoholic beverages should be removed from the Special Permit. Mr. Goedecke agreed. **Mr. Goedecke moved to close the hearing. Chairman Chittick seconded the motion and the vote was unanimous.**

DELIBERATIONS

Special Permit – Filed by HC Design/Heidi Condon on behalf of land owners Christopher and Molly Kerr, seeks to build an addition and renovate the existing home located at 30 Parker Avenue. File #09.10.09b.

After a brief discussion, **Chairman Chittick moved the Board grant the request for a Special Permit. Mr. Lacy seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson, 3-0).**

SPECIAL PERMIT –Filed by HC Design/Heidi Condon on behalf of the landowners Robert C. Jordan, Jr. and Letitia Jordan of the Jordan Family Realty Trust, seeks to build an addition at 47 Lothrop Lane. File #09.10.09a.

After reviewing the application, the Board agreed that a Special Permit was not required. **Mr. Lacy moved that the application did not require a Special Permit and that a Building Permit be issued by the Building Inspector. Chairman Chittick seconded the motion and the vote was unanimous (Chairman Chittick, Mr. Lacy and Mr. Higginson).**

APPEAL – Filed by Susan Sturdy of 374 Atlantic Avenue, appeal of the Building Commissioner’s Decision to not rescind the building permit issued to the owners of 379 Atlantic Avenue. File #09.07.07.

The board held a lengthy deliberation on this filing. **Chairman Chittick moved to continue the deliberation to January 5, 2010. Mr. Lacy seconded the motion and the vote was unanimous.**

Chairman Chittick moved to adjourn the meeting. Mr. Lacy seconded the motion and the vote was unanimous. Meeting adjourned at 11PM.

Respectfully submitted,
Jennifer Brennan Oram
Assistant Clerk, Zoning Board of Appeals