

COHASSET PLANNING BOARD MINUTES

DATE: WEDNESDAY, AUGUST 1, 2007
TIME: 7:00 PM
PLACE: COHASSET TOWN HALL – SELECTMEN’S OFFICE
41 HIGHLAND AVENUE, COHASSET, MA 02025

Board Members Present: Alfred Moore, Chairman
William Good, Vice Chair
Stuart Ivimey, Clerk
Robert Sturdy

Board Members Absent: Mike Westcott

Recording Secretary Present: Jo-Ann M. Pilczak

MEETING CALLED TO ORDER AT: 7:05 P.M.

7:05 P.M. 230 SOHIER STREET (FORMER COOK ESTATE) RESIDENTIAL CLUSTER DEVELOPMENT DISTRICT APPLICATION RESCHEDULE CONTINUED PUBLIC HEARING, APPL: ABBOTT DEVELOPMENT, date stamped: March 7, 2007. Attorney Henderson and Applicant Robert Durant in attendance. Discussed why hearing scheduled for tonight cannot be held – John Modzelewski requested on July 30th that more test pits be dug. Public Hearing continued to August 22, 2007 at 7:15 PM.

7:25 P.M. HIGHLAND ESTATES – UPDATE Eng. Neil Murphy in attendance to represent modification to Basin 2. Member Good recused. Neil Murphy explained changes to Basin 2.

MOTION: by Member Ivimey to approve the modification to Basin 2 as presented

SECOND: Member Sturdy

VOTE: 3 - 0 MOTION CARRIES

Status of conditions of approval reviewed. Several need to be extended or updated. Planning Board administrator to send letter to Mr. Nader with status of conditions and ask him to attend an upcoming meeting.

Member Moore concerned about the signs at the entrance to the subdivision – in violation of condition #43.

7:35 P.M. 226 CJC HIGHWAY – REVIEW OF SITE PLAN DECISION, OWNER: COCHRANE HILL LLC (JOSEPH ROSANO), APPLICANT: JOSEPH ROSANO, date stamped: July 2, 2007 Eng. Neil Murphy in attendance to represent applicant. Discussed draft decision. John Modzelewski had edit to wording – change “Prior to the issuance of any permit,” to “Prior to plan endorsement” on conditions 12, 13, 16, 17, 18, 19 and, he wanted to add a condition #20 – “Prior to plan endorsement, plans shall be coordinated with the plan entitled ‘Cohasset Intersection Improvements Rte. 3A at King street – Additional Work’ dated July 2, 2007 on file at Cohasset Town Hall. Furthermore, prior to the start of any authorized activity, the Site Plan shall once again be coordinated with King Street/Rte. 3A work”. Board agreed. Changes to be made and final decision to be filed tomorrow – August 2, 2007.

7:45 P.M. ALTERNATIVE ENERGY COMMITTEE – DISCUSSION – WIND ENERGY CONVERSION FACILITY BYLAW Mike Bliss, Mimi White and Marie Christie in attendance to represent AEC. Member Ivimey was not able to reach Town Counsel to discuss further input/lack thereof.

Discussed Town Counsel comments to draft:

- Formatting edits have been made
- AEC and Planning Board determined this will not be treated as overlay district, but will be permitted use in all districts – will ask Town Manager to refer to Town Counsel to draft appropriate revisions to Table of Use Regulations 4.2. Currently applies only to commercial, not residential.

- Will not address electromagnetic interference comment
Member Moore suggested the AEC contact Hull reps to gain background as to any problems they may have experienced while trying to get their bylaw passed.

MOTION: by Member Sturdy to bring this proposed bylaw forward as a Planning Board article

SECOND: Member Ivimey

VOTE: 4 - 0 MOTION CARRIES

8:00 P.M. ANGUS JENNINGS, CONCORD SQUARE DEVELOP., VILLAGE PROJECT UPDATE

Angus Jennings, Concord Square Development in attendance. Jennings distributed a very preliminary draft of the proposed changes to the bylaws for the downtown village based on the data Concord Square has accumulated thus far and direction received from the Planning Board at the July 25th meeting while reviewing the "Summary of Village Business zoning and concepts for amendment" distributed by Jennings. Generally reviewed the draft bylaw to get preliminary input/comments from the Board.

9:40 P.M. ADMINISTRATION

- SET SEPTEMBER MEETING DATES – September 5 and September 19
- APPROVE JULY 25, 2007 MINUTES

MOTION: by Member Ivimey to accept the July 25, 2007 minutes

SECOND: Member Good

VOTE: 4 - 0 MOTION CARRIES

9:45 PM EXECUTIVE SESSION

MOTION: by Member Ivimey to go into Executive Session to discuss legal matters and pending litigations.

SECOND: by Member Sturdy

POLL: Member Ivimey – yes, Member Sturdy – yes, Member Moore – yes, Member Good – yes

VOTE: 4 – 0 MOTION CARRIES

Planning Board entered Executive Session until 10:15 PM to discuss legal matters and pending litigations.

MOTION: by Member Ivimey to adjourn Executive Session and to resume open session.

SECOND: Member Sturdy

POLL: Member Ivimey – yes, Member Sturdy – yes, Member Moore – yes, Member Good – yes

VOTE: 4 – 0 MOTION CARRIES

EXECUTIVE SESSION ADJOURNED AT: 10:15 P.M.

MOTION: by Member Ivimey to adjourn

SECOND: Member Good

VOTE: 4 - 0 MOTION CARRIES

NEXT MEETING: WEDNESDAY, AUGUST 22, 2007 AT 7:00 P.M.

MINUTES APPROVED: STUART IVIMEY, CLERK

DATE: AUGUST 22, 2007