

**COHASSET PLANNING BOARD MINUTES**

**DATE:** WEDNESDAY, SEPTEMBER 19, 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

**Board Members Absent:** Robert Sturdy  
Mike Westcott

**Recording Secretary Present:** Jo-Ann M. Pilczak

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**MEETING CALLED TO ORDER AT: 7:00 P.M.**

**7:00 P.M. 230 SOHIER STREET (FORMER COOK ESTATE) RESIDENTIAL CLUSTER DEVELOPMENT DISTRICT APPLICATION CONTINUED PUBLIC HEARING, APPL: ABBOTT DEVELOPMENT, date stamped: March 7, 2007.** Attorney Richard Henderson represented application.

**MOTION:** by Member Ivimey to continue to October 3, 2007

**SECOND:** Member Good

**VOTE:** 3 - 0 MOTION CARRIES

**7:05 P.M. HIGHLAND ESTATES/HERITAGE LANE UPDATE** Applicant Anthony Nader, Attorney Paul Ayoub in attendance. Member Good recused.

Board reviewed outstanding conditions in Conditions of Approval summary chart.

#7 - sidewalk to be completed. Will submit updated construction schedule

#8 – OK until 02/28/08

#14 – Complete

#15 – Capt. Trask to forward letter re: hydrant locations

#32 - OK – received 09/19/07

#33 – OK – received 09/19/07

#34 – OK per Civil Designs

#42 – Nader submit letter regarding plowing at meeting. Board indicated it is OK for now, but will have to be written into the homeowners’ association when all lots are sold

#43 – Signs should not exceed 6 SF. Bob Egan will handle with Nader – probably as a temp. sign permit

Sidewalk contribution vs underground utilities. Member Moore stated that Nader has to decide to either put the utilities underground or put contribution to sidewalk. Member Ivimey recalls Town Manager stating a figure of \$50,000 which he relayed to Nader and that Nader agreed to the \$50,000. Nader said sidewalk bid came in much less than town anticipated and that they no longer are short on funds and don’t need the contribution. Nader also does not recall the figure being \$50,000.

Continue discussion to October 3 agenda to resolve the sidewalk issue. Nader will research in the meantime.

**7:30 P.M. JOSEPH’S HARDWARE, SITE PLAN REVIEW APPROVAL UPDATE** Applicant Barry Joseph’s and John Cavanaro, Cavanaro Consulting in attendance to represent project.

Board reviewed outstanding conditions in Conditions of Approval summary chart.

#4 – Cavanaro will provide cut sheets of lighting

#5 - **MOTION:** by Member Good to extend the approval to the end of 2007

**SECOND:** Member Ivimey

**VOTE:** 3 - 0 MOTION CARRIES

- #6 – Operation & Maintenance manual was received on 09/13/07
- #7 – OK per Bob Egan
- #13 – OK – plans endorsed 11/15/06
- #16 – 01/26/07 plan is OK
- #17 – Trask letter of 11/06/06 is OK
- #18 – ConComm Order of Conditions reflected in endorsed plans – Cavanaro will supply DEP #  
Board gave Building Inspector the OK to issue a building permit

**7:45 P.M. MANOR WAY MODIFICATION OF PLANNING BOARD DIVISION PUBLIC**

**HEARING, APPLICANT: KING TAYLOR COHASSET LLC., date stamped: August 20, 2007** Applicant Dave Calhoun and Attorney Walter Sullivan in attendance. Member Ivimey and Town Counsel Saillant reviewed draft decision as proposed by Attorney Sullivan. Applicant distributed new amended plans and detail drawing of the post and chain (date stamped 09/17/07). John Modzelewski comments re: proposed chain barrier: posts must be 2' off the traveled way; set a minimum of 3'6" into the ground; and, a minimum of 6" per side (6" square post).  
**MOTION: by Member Ivimey to approve the modification to the Planning Board approval as set forth by the applicant with conditions discussed during the hearings.**

**SECOND: Member Good**

**VOTE: 3 - 0 MOTION CARRIES**

**8:00 P.M. 18 LITTLE HARBOR ROAD, LARGE HOME REVIEW CONTINUED PUBLIC**

**HEARING, APPL: OCEANSIDE BLDRS., OWNER: DOUGLAS & KARA KARO, date stamped: 08/06/07** Applicant's attorney submit letter (09/19/07) indicating desire to withdraw Large Home Review application without prejudice. Applicant is selling land and has not future plans to continue work at this site.

**MOTION: by Member Good to accept applicant's request to withdraw without prejudice**

**SECOND: Member Ivimey**

**VOTE: 3 - 0 MOTION CARRIES**

**8:05 P.M. ZBA RECOMMENDATIONS**

**• 42 ATLANTIC AVE – CUNDALL & STENBECK – APPEAL OF BUILDING**

**COMMISSIONER'S DECISION** Original appeal was of denial of building permit as Egan felt it was better to have the status of the road resolved before any foundations were put in. Original frontage measurement had been 133' – more conservative measurement was 84' which is considerably more than the required 50'.

Procedurally, the applicant withdrew original application and refiled with the new, more conservative dimensions.

**MOTION: by Member Good to recommend approval of this application**

**SECOND: Member Ivimey**

**VOTE: 3 – 0 MOTION CARRIES**

**429 KING ST. – GARRISON – SPECIAL PERMIT APPLICATION** The existing structure is too close to front and side lot line. Applicants want relief to expand the non-conforming structure – by expanding the building backwards, they are continuing the non-conformity

**MOTION: by Ivimey to recommend approval of this special permit application**

**SECOND: Member Good**

**VOTE: 3 – 0 MOTION CARRIES**

**123 ATLANTIC AVE – WILLMS & SCHNEFF – SPECIAL PERMIT APPL.** New owners propose to demolish and reconstruct. The reconstruction will meet all setback requirements. Applicants are seeking a special permit because it is in the flood plain. Formula for the house on the size of the lot will probably not trigger a Large Home Review. Will be creating a conforming structure.

**MOTION: by Member Good to recommend approval of this special permit application**

**SECOND: Member Ivimey**

**VOTE: 3 - 0 MOTION CARRIES**

**8:15 P.M. ADMINISTRATION**

**• APPROVE SEPTEMBER 5 and SEPTEMBER 6, 2007 MINUTES**

**MOTION: by Member Ivimey to accept the September 5 and September 6, 2007 minutes**

**SECOND: Member Good**

**VOTE: 3 - 0 MOTION CARRIES**

- **WIND BYLAW – MOTION TO WITHDRAW?**

**MOTION: by Ivimey to withdraw the Wind Turbine Bylaw from the BOS consideration for November, 2007 STM and resubmit after STM for the Spring, 2008 ATM**

**SECOND: Member Good**

**VOTE: 3 - 0 MOTION CARRIES**

- **WATER RESOURCE DISTRICT ZONING BYLAW** - Advertise public hearing for Wednesday, Oct. 17
- **SET OCTOBER, NOVEMBER MEETING DATES** - October 17; tentative – November 7 and 28
- **VILLAGE BUSINESS DISTRICT – SCHEDULE UPDATE** On schedule for Oct. 2, 2007 public hearings

**MOTION: by Member Ivimey to adjourn at 8:25 PM**

**SECOND: Member Good**

**VOTE: 3 - 0 MOTION CARRIES**

**NEXT MEETING: TUESDAY, OCTOBER 2, 2007 AT 6:30 P.M. (ZONING PUBLIC HEARING)  
WEDNESDAY, OCTOBER 3, 2007 AT 7:00 PM (REGULAR MEETING)**

**MINUTES APPROVED: STUART IVIMEY, CLERK**

**DATE: OCTOBER 3, 2007**