

**Department of Environmental Protection
Waterways Regulation Program**

**Notice of License Application pursuant to M.G.L. Chapter 91
Application No: 26-WW16-0003-APP**

Applicant: CohLobster, LLC

Project Location: 82 Border Street, Filled and Flowed Tidelands of Cohasset Harbor and Gulf River, Approved Cohasset Municipal Harbor Planning Area, Cohasset, Norfolk County

Notification Date: July 8, 2026

Remote Public Hearing: July 16, 2026 at 2:00 pm and 6:00 pm

2:00 pm registration link: https://us06web.zoom.us/meeting/register/BLnxOcESTsWA2o1sO_bD2Q

6:00 pm registration link: https://us06web.zoom.us/meeting/register/ga0UJTHpQRyJh0_qXoMucg

Public Comments Deadline: August 8, 2026

Public Notice is hereby given of the Chapter 91 Application by CohLobster, LLC, for redevelopment of the property for hotel use including elevating an existing pile-supported wharf; modifications and elevation of three existing buildings; and demolish and construction of a new building with parking and a publicly accessible waterfront walkway located within Filled and Flowed Tidelands of Cohasset Harbor and the Gulf River at 82 Border Street in Cohasset, Norfolk County. This project is subject to compliance with the Approved Cohasset Municipal Harbor Plan. The Applicant is requesting an extended license term pursuant to 310 CMR 9.15(b). The proposed project has preliminarily been determined to be a Nonwater-Dependent Use Project.

The public hearings for this Application will be conducted remotely via Zoom on July 16, 2026 at 2:00pm and 6:00pm. Prior to the meeting you can download and sign up for an account for this free software at <https://zoom.us> on your phone, tablet, desktop or laptop computer. It is recommended that you test connectivity/ functionality in advance of the meeting.

Advance registration is required to participate in the public hearings. Please register using the registration links above. After registering, you will receive a confirmation email with the information needed to join the meeting from your device. The Department will conduct this public hearing in order to receive information to be used in its decision on whether to grant a License(s) pursuant to M.G.L. Chapter 91.

The Department will consider all written comments on this Chapter 91 Application received by August 8, 2026 (public comment deadline). Failure of any aggrieved person or group of ten (10) citizens or more to submit written comments to the Department by the public comment deadline will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five (5) citizens who are residents of the municipality in which the proposed project is located. A public hearing may be held upon request by the Municipal Official.

Project plans and documents for the application are on file for public viewing electronically at: <https://eeaonline.eea.state.ma.us/EEA/PublicApp/> (enter **26-WW16-0003-APP** in the Search Page in the field for "Record ID"). If you need assistance, please contact frank.taormina@mass.gov or if you do not have access to email, please leave a message at (617) 292-5929 and you will be contacted with alternative options.

It is recommended that documents and correspondence be filed electronically with the following email address: frank.taormina@mass.gov when possible. Alternatively, comments may be mailed to MassDEP Waterways Regulation Program c/o Frank Taormina, 100 Cambridge Street, Suite 900, Boston, MA 02114.

The Department provides language access interpreter/translation services to limited English proficient individuals free of charge. If you need an interpreter for any documents, translation services can be found at the following link: <https://www.mass.gov/info-details/massdep-language-translation-assistance>