

Marblehead Smart Growth District Design Standards



Draft for consideration
by the Marblehead Planning Board
at a public hearing on Tuesday, April 14 at 7:30 PM
Abbot Hall, 188 Washington Street

Acknowledgments

The Town of Marblehead would like to thank the following individuals, boards, and committees for devoting their time and energy to the creation of these Design Standards:

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Except where noted, all images used herein were provided by Concord Square Planning & Development, Inc. and Hubert Murray - Architect + Planner.



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Introduction + Purpose and Applicability + Definition of Terms

1. Introduction

These Design Standards are adopted pursuant to the authority of Mass. Gen. Laws Ch. 40R “Smart Growth Zoning” and 760 CMR 59.00, and Section 200-44 of the Town of Marblehead Zoning Bylaws (the “District Bylaw”). They complement the District Bylaw, and provide the Town of Marblehead with a regulatory framework that will define the site and building design requirements for development within the Town’s Smart Growth Overlay District (“SG” or “District”).

This document is organized into subject headings based on the areas of regulation. Where it provides greater clarity regarding desired design outcomes, illustrative images have been used to complement these Design Standards. Captions have been added to images as necessary to clarify the intent of the illustration and to reinforce the Design Standards included in the text.

2. Purpose and Applicability

To ensure that Development Projects shall be of high quality, and shall meet the standards envisioned by the Town of Marblehead in adopting Smart Growth Zoning, the physical character of the Development Project within the Smart Growth Overlay District (SG) shall comply with, and the Approving Authority shall enforce, the following Design Standards in the issuance of Plan Approval for a Development Project within the SG.

These Design Standards shall be used by the Approving Authority (the Planning Board of

the Town of Marblehead) in their review and consideration of Development Projects proposed pursuant to the District Bylaw. A Development Project shall be approved by the Planning Board upon a finding of consistency with the Standards for Compliance contained herein, unless otherwise waived pursuant to the District Bylaw. Conditions may be added to a Plan Approval as may be necessary to ensure consistency with the District Bylaw and/or the Design Standards through project construction and occupancy.

These Design Standards shall be in effect upon adoption by a majority of the Approving Authority and approval of the Massachusetts Department of Housing and Community Development (“Department”). The Design Standards as authorized by Mass. Gen. Laws Ch. 40R may be amended from time to time with the approval of the Department.

In the case of inconsistency between the District By-law and these Design Standards, the District By-law shall govern. In the case of inconsistency between applicable state or federal laws, including, without limitation, state building codes or life safety codes, and these Design Standards, the applicable state and federal laws, rules and regulations shall govern.

3. Definition of Terms

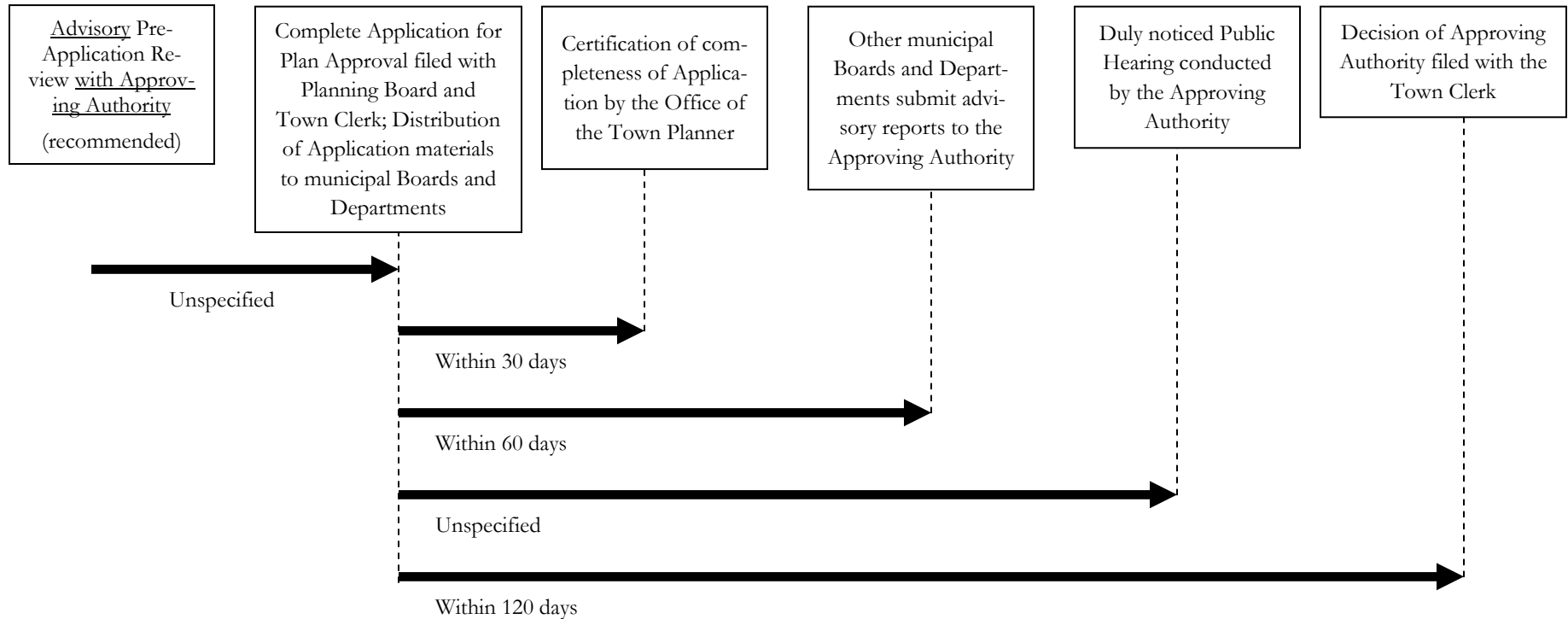
Definitions of technical or other capitalized terms used in these Design Standards can be found in Section 200-44(D) of the District Bylaw.



Timeline for Plan Review

4. Schematic Illustration of Timeline for Plan Review Process pursuant to the District Bylaw

This is intended for **illustrative purposes only**. For detailed requirements of the Plan Approval Process see Section 200-44(K) of the District Bylaw and Sec. 15 of these Design Standards. The Applicant is responsible for complying with all Administrative requirements of the District Bylaw and Sec. 15 of these Design Standards.



Guiding Principles – Vinnin Square SG District

5.1. Vinnin Square SG District

The Vinnin Square site is unique for several reasons. The roughly 4-acre site is partially located in three different municipalities, including 1.5 acres in Marblehead, 2.26 acres in the Town of Swampscott and 0.3 acres in the City of Salem. These municipal boundaries create both permitting and site design challenges for any redevelopment of the site. It is bordered by two major roads and a golf course. It therefore has no immediate residential abutters.

Due to its proximity to existing commercial uses and services, the site was identified by the Marblehead Smart Growth Advisory Committee as an appropriate location for higher-density residential or mixed-use development. The SG zoning allows higher densities and taller buildings than typically allowed in Marblehead. By adopting these Design Standards, the Town of Marblehead intends to set out its design vision for the site, taking into account those portions of the site that are located in adjacent municipalities. It is the Town's goal that, in the event that either Swampscott or Salem adopts zoning amendments and/or design guidelines applicable to the site, efforts will be made to ensure consistency with these Design Standards to allow for a coordinated project design for the entire site.

However, coordinated design does not mean uniform design. These Design Standards include requirements to ensure that multiple buildings will incorporate varied architectural details. Buildings should be complementary to one another in scale, orientation and materials, but should differ in design detail to enhance overall visual interest for residents and passers-by.

Overall site design will incorporate a landscaped park, to include a monument noting the historical significance of the site, which was part of a land grant to General John Glover in payment for his service as a Brigadier General in the Continental Army during the Revolutionary War.



Guiding Principles – Pleasant Street District



5.2. Pleasant Street SG District

The Pleasant Street SG District includes the former YMCA building. At approximately 1/3 of an acre it is a small site, but it is a site that has a great deal of visual prominence in downtown Marblehead due to its location adjacent to the Veterans' Memorial Park.

The SG District Bylaw would allow renovation of the existing building, or would allow for demolition and redevelopment of the site, for a residential building including one or more non-residential uses at the street level. When in use as the YMCA, this site was a significant generator of activity in downtown Marblehead. The Town's intent in requiring that non-residential use of a portion of the first floor of the building is to encourage redevelopment that will generate pedestrian activity and complement the existing mix of uses in the neighborhood.

If new construction is proposed on the site, these Design Standards would require the use of building materials that reflect the façade materials on the former YMCA building. New construction would also incorporate design detail through a combination of architectural elements, materials, varying setbacks and rooflines to ensure a building that is visually interesting and a complement to both the immediate neighborhood and to downtown Marblehead.

Site redevelopment would also be required to pay particular attention to the transition between the site and the adjacent Veterans' Park. The existing pedestrian right-of-way that divides the two properties would be improved with repaving, and including pedestrian amenities such as seating, plantings and trash receptacles. The installation of granite post and rail fencing along the edge of the Veterans' Park would be required in order to complement the design of this important public space.



6.1. General + 6.2. Building Height, Massing and Organization



6.1. General

- 6.1.1. Proposed Development Projects should be appropriately designed for the site, address human scale by including architectural detail at street level, and become a positive asset to the architectural character of the Town of Marblehead.
- 6.1.2. New construction should incorporate design elements of traditional, significant, or historic uses or structures in Marblehead.
- 6.1.3. Protection of public safety. Site design shall include adequate water supply distribution and storage for fire protection. Vehicular circulation shall meet the access needs of emergency and public safety vehicles. The adequacy of the foregoing public safety measures will be based on the reasonable requirements of the Marblehead Chief of Police and Fire Chief, in their respective fields.
- 6.1.4. To the maximum extent feasible, new electrical utilities shall be located underground.
- 6.1.5. Building design shall be adequate to be eligible for Silver or better certification pursuant to the Leadership in Energy and Environmental Design (LEED) criteria, as promulgated by the U.S. Green Building Council.

New construction should draw architectural details, materials and proportions from nearby historical buildings.

- 6.1.6. A Development Project in the Vinnin Square District including more than one building shall include varied architectural styles among the buildings to avoid a uniform appearance. This may include but is not limited to variations in building height, rooflines, building materials and color, and variations in unit count per building.
- 6.1.7. To the extent practical, building footprints in the Pleasant Street District shall be located roughly parallel with existing public streets in order to reinforce the street line.

6.2. Building Height, Massing and Organization

- 6.2.1. New buildings should reflect and reinforce the scale, massing, proportions, and attention to detailing established by buildings in Downtown Marblehead. When designing the façade, neighboring window sill lines and sign lines should be extended onto the façade of the new building.
- 6.2.2. Upper floors of buildings facing Pleasant Street shall have a front setback that is a minimum of 5' greater than the front setback of the first floor in order to minimize shade impacts on the adjacent Veterans' Park.

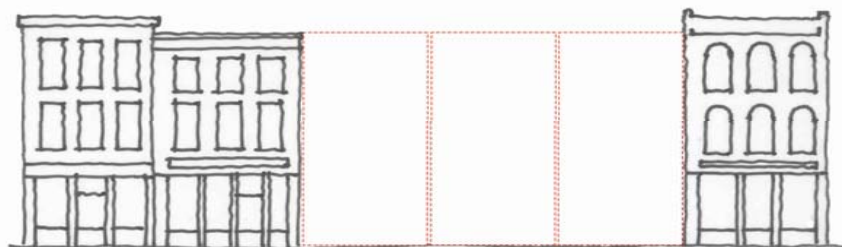


6.2. Building Height, Massing and Organization

- 6.2.3. Wherever it abuts existing development, new Development Projects shall incorporate design transitions between new buildings and existing buildings, using comparable materials, roof design, fencing materials and landscaping.
- 6.2.4. Buildings in the Vinnin Square District that are closest to the adjacent streets shall be oriented roughly parallel to the streets in order to create and visually reinforce a street line.
- 6.2.5. A new building may have an inconsistent setback from neighboring buildings if the front setback is to be used for a well-landscaped open space. Where differing front setbacks are approved, design elements such as a wall, fencing or landscaping of a minimum height of three (3) feet shall be used to reinforce the street line.
- 6.2.6. Front setbacks for new construction in the Pleasant Street District should seek to reinforce the existing street line through consistency with front setbacks of adjacent buildings in existence at the time of application. Front building setbacks for new construction in the Pleasant Street District shall be located within five (5) linear feet of the front setbacks of neighboring buildings.
- 6.2.7. Side and rear façades shall be articulated in a manner compatible with the design of the front façade. Blank side and rear wall surfaces greater than twenty (20) linear feet are prohibited on walls that are visible from streets or other public areas.
- 6.2.8. Windows, wall panels, pilasters, and building bays shall be carried across windowless walls to relieve blank, uninteresting surfaces. False commercial storefronts are not permitted.



New building respects cornice line



New building respects cornice line and facade modules



Rhythms and proportions of building modules, storefront modules and upper floor modules

6.3. Building Facades



The use of traditional building forms and materials in new construction evokes the architectural heritage of Downtown Marblehead. Taller buildings shall include design detail at the street level.



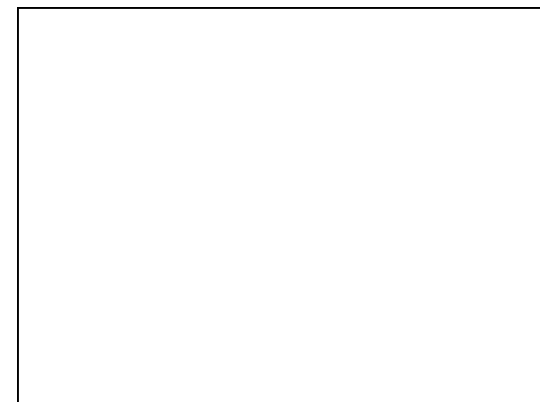
- 6.3.1. Buildings more than forty (40) feet wide shall be broken down into a series of smaller elements or “bays” – to evoke the rhythm of historic shop fronts and mixed-use town centers, add visual character and maintain the pedestrian scale of the streetscape. No uninterrupted length of any façade shall be permitted to exceed thirty (30) horizontal feet without incorporating at least one of the following design elements: color change, material change, expressed joints and details, or texture change; and at least one of the following design elements: recessed or projecting bays, trellises, balconies, or windows.
- 6.3.2. Recesses and projections shall be a minimum of two (2) feet deep, and shall be incorporated into at least fifty percent (50%) of the façade width.
- 6.3.3. Any side of the building that has frontage on a sidewalk or street shall include windows, doors, or other signs of human occupancy, such as porches or balconies. A minimum of 70% of the width of a building façade facing a street shall be fenestrated.
- 6.3.4. A building within the Pleasant District shall be designed with good visibility from both adjacent streets including windows, landscaping and entranceways where appropriate.
- 6.3.5. Building design for multi-story buildings shall create or maintain a visual distinction between upper and lower floors. In historic Downtown Marblehead, storefronts with large windows were on the first floor and residences with smaller windows were on the second floor. Upper stories shall maintain this distinction.



6.4. Roofs

- 6.4.1. Downtown Marblehead includes a wide variety of roof lines, many of which are acceptable precedents in the selection of proposed roof forms. Dormers may be roofed with traditional roof forms such as symmetrical gable, hip, barrel or shed roof, and must incorporate ridgelines on the façade fronting on the street. Roof forms should complement the principal building in terms of style, detailing, and materials.
- 6.4.2. Roofs shall be simple and symmetrically pitched, deviating from symmetry only in the configuration of gables and hips. The pitch of the roof shall be at least 8:12.
- 6.4.3. Mansard roofs and gambrel roofs are prohibited. Shed roofs (roofs which pitch in one direction) are generally discouraged, but may be permitted on the rear of a building.
- 6.4.4. Roof forms should be varied within a block, and should be varied within a building, incorporating parapets, decorative cornice treatments, belt courses, and window bays.
- 6.4.5. Mechanical equipment, including metal chimneys, and elevator penthouses at grade, attached to, or on the roof of a building, shall be screened from view from streets and from structures on adjacent lots; or they shall be integrated into the overall design of the building by use of materials, placement, roof shape or form, or other means deemed acceptable to the Approving Authority upon their review of a screening plan within the public hearing. Skylights, vent stacks, and other roof profusions shall be designed so as not to be visibly obtrusive from streets and sidewalks.

The use of varied rooflines with traditional forms provides visual interest and variety. Screening of rooftop mechanical equipment is required.



Building Scale, Proportion, Exterior Appearance

6.5. Windows, Doorways and Balconies



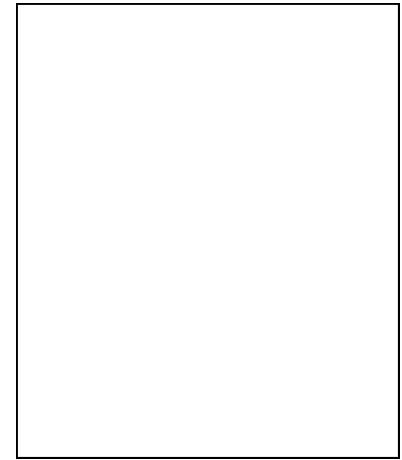
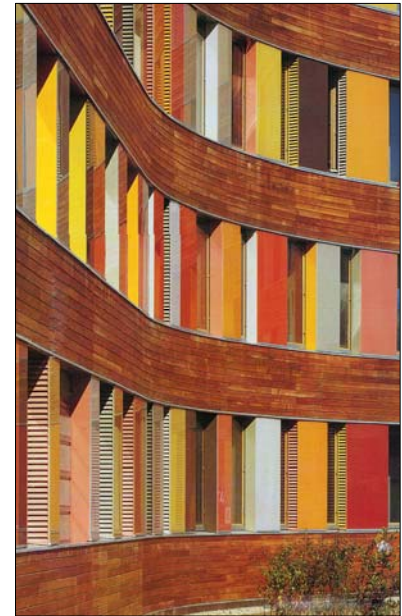
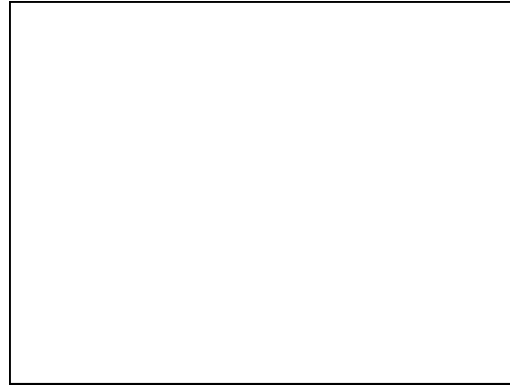
- 6.5.1. Windows shall be simulated true divided windows with permanent exterior muntins, and shall be inset or projecting from the exterior wall surface to add visual relief to the wall. Bay windows and shutters are encouraged for residential buildings.
- 6.5.2. In general, all windows should be taller than they are wide. A ratio of 1:1.6 is encouraged. This is true of windows on the first as well as upper floors. Street front windows that are horizontally oriented may be broken up with the use of muntins. Double hung windows are preferred over casement windows. If casement windows are used, they should be designed to look like double hung windows.
- 6.5.3. Windows on upper and lower floors typically align vertically, although offset alignments may be appropriate for some architectural styles.
- 6.5.4. Full shed dormers extending the full width of a building are prohibited. Shed dormers must be at least 4' from the gable end of a building.
- 6.5.5. Recessed doorways are preferred, in order to break up the building façade, provide a welcoming space, and provide protection from sun and rain. Where a recessed doorway is not used, an awning can have a similar effect. Adequate lighting for the doorway shall be provided at night.
- 6.5.6. Balconies and porches are encouraged to generate connection between the buildings and the street provided they do not extend over a public right-of-way, and shall be designed to provide functional access to the resident of the dwelling unit, and should not be simply decorative. Juliet Balconies may be permitted at the discretion of the Approving Authority. Balconies shall meet or exceed minimum structural loading requirements of the Massachusetts State Building Code.

Projecting and recessed windows and doorways enhance the visual quality of residential and mixed-use buildings. The existing YMCA building has interesting window designs that could be reflected in site redevelopment.



6.6. Materials, Texture and Color

- 6.6.1. New building materials should reflect the character of Downtown Marblehead and should be selected to convey a sense of quality, durability and permanence. The use of brick, brick veneer, stone, clapboard, shingle, hardy board shingles or planks, wood or similar materials as primary building materials is encouraged in the Vinnin Square District. A combination of materials shall be used in order to create visual interest.
- 6.6.2. Where more than one material is used, traditionally heavier materials (stone, brick, concrete, etc.) should be located below lighter materials (wood, shingle, clapboards, etc). The change in material should occur along a horizontal line, preferably at the floor level.
- 6.6.3. A Development Project in the Pleasant Street District shall include brick, brick veneer or thin brick as the primary façade material on the sides of the building fronting on Pleasant Street, Essex Street and on Veterans' Park, and shall be designed to include façade detail on three facades.
- 6.6.4. In the Pleasant Street District, a shadow study shall be required as part of a complete application to assist the Approving Authority in determining the effect of the proposed Development Project on the viability of vegetation within the adjacent Veterans' Park. Building location and design shall take into account the public interest in preserving sunlight in Veterans' Park, and the northern portion of the building shall incorporate increased building setbacks and/or increased setbacks for upper floors in the interest of minimizing shade impacts to Veterans' Park to the extent feasible.
- 6.6.5. Prohibited materials. Simulated materials including but not limited to vinyl, aluminum siding, artificial brick, artificial stone or exterior insulation finishing system (EIFS) are prohibited. Reflective materials such as porcelain enamel, tinted glass or sheet metal are prohibited.



Building materials shall vary, be durable, and reflect the character of the Town of Marblehead. The materials shown above add visual interest to facades by providing various colors, textures, and patterns.

7. Placement, Alignment, Width and Grade of Sidewalks



- 7.1. Each Development Project shall provide safe, well-lit pedestrian access to and through the site. Continuous sidewalks shall be provided along the frontage of a site adjacent to a public way. Where the proposed development abuts streets that lack sidewalks, or where sidewalks abutting the proposed development do not meet applicable standards, Applicants are encouraged to propose improvements to sidewalks.
- 7.2. However, for Development Lots that front on streets without existing sidewalks, an alternate plan for pedestrian access to and through the site, such as providing one or more pathways internal to the Development Lot, may be proposed by the Applicant.
- 7.3. All new parking areas and sidewalks shall be designed and constructed to be accessible to the handicapped in accordance with applicable laws including the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Architectural Access Board.
- 7.4. Where existing sidewalks within rights-of-way abutting proposed Development Projects are cracked, broken or uneven, Applicants are encouraged to propose improvements to said sidewalks. Where developments are proposed adjacent to sidewalks that are not accessible to the handicapped in accordance with applicable laws including the Americans with Disabilities Act and the Rules and Regulations of the Massachusetts Architectural Access Board, improvements to sidewalks may be required as a condition of Plan Approval.
- 7.5. A Development Project within the Pleasant Street District shall include improvements to the pedestrian right-of-way located along the northerly edge of such SG District. Said improvements shall preserve and enhance pedestrian access to and through the site, including repaving, delineating the public land in Veterans' Park from the private land within such SG. Pedestrian amenities including lighting, plantings, seating and trash receptacles are encouraged. Granite post and rail fencing is required. The Applicant is strongly encouraged to meet with the Marblehead Veterans' Agent during the pre-application design process.
- 7.6. Where provided, sidewalks shall connect proposed buildings with parking intended to serve the use.
- 7.7. Construction Standards.
 - 7.7.1. Sidewalks shall be a minimum width of five (5) feet.
 - 7.7.2. Sidewalk material shall include a mixture of masonry pavers and poured concrete, and in the Pleasant Street District shall be consistent in design and materials with the B1 District sidewalk standards of Marblehead 2020 which were approved by the Board of Selectmen on [DATE].
 - 7.7.3. Sidewalks shall be designed such that they are not accessible for vehicle parking, such as through the use of vertical curbing and/or bollards, and curb cuts for vehicular access and parking shall be minimized.



8. Location of Building and Garage Entrances.

- 8.1. Building and garage entrances shall be sited to minimize the impact of vehicular turning movements on safe and efficient movement of vehicles, pedestrians, and cyclists within vehicular rights-of-way. New curb cuts should be avoided where access from existing streets or driveways is feasible.
- 8.2. Building entrances shall provide direct access to sidewalks or paths to emphasize pedestrian ingress and egress as opposed to accommodating vehicles.
- 8.3. Doorways to upper floors should be visually separated from street-level shop entries, and doorway location and design should seek to minimize confusion over which doorway belongs to which business.
- 8.4. If a Development Project includes more than one residential entrance, consideration should be given to placing entrances on two different sides of the building.
- 8.5. Table 8.5. establishes the maximum number of allowable vehicular curb cuts in each SG including vehicular curb cuts in existence as of the date of adoption of the District Bylaw provided, however, that existing curb cuts may be relocated to another location subject to the approval of the Approving Authority.
- 8.6. Access drives shall maintain adequate sight lines for pedestrians and motor vehicles. Adequacy of vehicular sight distance shall be reviewed and determined in accordance with accepted AASHTO (American Association of State Highway and Transportation Officials) methodology based on posted or observed speeds on adjacent roadways.
- 8.7. New or relocated curb cuts for driveways in the Vinnin Square District shall be located a minimum of two hundred (200) feet away from the point of tangency of street lines with radii at street intersections.
- 8.8. The primary pedestrian entrance to a Development Project in the Pleasant Street District shall be located on Pleasant Street.
- 8.9. Any vehicular entrance to internal parking shall be a minimum distance of thirty (30) linear feet from the property line to allow queuing of at least one vehicle without cars backing up into the public sidewalk or the vehicular right-of-way.
- 8.10. The entrance to any internal parking shall be secured with a gate in order to limit access. The gate shall include a visual and audible notification to alert pedestrians of exiting vehicles.
- 8.11. In the Vinnin Square District, internal site driveways shall be designed to prohibit vehicular access from Vinnin Street to Salem Street in order to disallow vehicular cut-throughs.

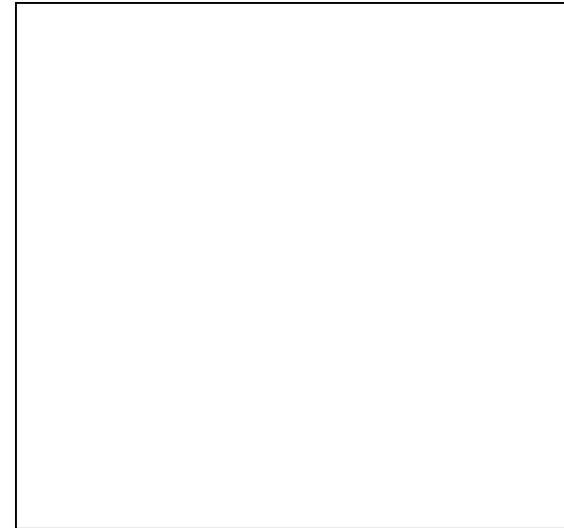


Table 8.5. Regulations on New Curb Cuts.

SG District	Maximum Number of Total District Curb Cuts	Maximum Number of Vehicular Curb Cuts per Street Frontage			
		Essex Street	Pleasant Street	Salem Street (recommended)	Tedesco/Vinnin Street
Pleasant Street	3	2	1	N/A	N/A
Vinnin Square	3	N/A	N/A	2	1

9. Off-Street Parking + 10. Exterior Lighting



The pictures above and right demonstrate several “dark sky” lighting fixtures including the use of “house side shields” for street lighting.



Parking set back from the street and heavily landscaped does not detract from the streetscape.



- 9.1. Residential parking lots shall be located to the side or the rear of new buildings and such that buildings or landscaping separate parking areas from the street. Wherever feasible, off-street parking lots shall be set back a minimum of 10 feet from property lines along public rights-of-way, excluding alleys. However, parking for non-residential components of mixed-use buildings may be located adjacent to a street.
- 9.2. Surface parking lots shall be screened from view from public ways with a combination of plantings and fencing such as of cast-iron or brick. Screening shall be at least 3 feet high. Chain link fencing is not acceptable for screening purposes.
- 9.3. Where parking is proposed to be located interior to the building, either at grade or sub grade, it shall be screened from view from public ways, and the exterior building façade shall be required to comply with the performance standards herein including, without limitation, requirements for façade articulation and detail.
- 9.4. Parking layouts shall minimize nuisance from car headlights that beam into residential dwellings through the use of visual screening by use of plantings or fencing.

10. Exterior Lighting

- 10.1. Lighting. For reasons of safety and the reduction of light trespass, glare and light pollution, all outdoor lighting in the SG shall comply with the following provision: Direct light emitted by exterior luminaire shall be shielded by a full cutoff, and shall not emit directly by a lamp, off a reflector, or through a refractor above a plane of 72 degrees measured from the fixture's lowest light-emitting part. Exterior lighting fixtures shall not exceed fourteen feet in height.
- 10.2. All pedestrian paths and entry areas shall be lighted and entry areas to buildings should provide protection from adverse weather through the use of porches, awnings or entryways.
- 10.3. Lighting shall be metal halide or similar. The use of mercury vapor, low pressure sodium, high pressure sodium and high wattage quartz lamps over 100 watts is prohibited.



11. On-Site Open Space + 12. Landscaping

11. On-Site Open Space

- 11.1. Design and location. The overall site design shall include common open space and facilities designed to be functional and well-integrated with the built environment. Open space should be accessible and visible from the building.
- 11.2. Plans. The plans and any necessary supporting documents submitted with an application for Plan Approval within the SG shall show the general location, size, character, and general area within which common open space or facilities will be located.
- 11.3. Ownership and maintenance. The Approving Authority may require as a condition of Plan Approval submittal of plans and documentation to include a description of proposed ownership and maintenance of all common open space or facilities.
- 11.4. A monument noting the historical significance of the site, including reference to General Glover, shall be included in the design of on-site open space in the Vinnin Square District. The Marblehead Historical Commission shall be invited to comment on the proposed content and design of the monument within project design and/or permitting.

12. Landscaping

- 12.1. Site design shall include a variety of landscape elements such as trees with irriga-

tion grates, planters, and seasonal plantings. Landscaping improvements shall include amenities such as street furniture, landscaping, and trash receptacles.

- 12.2. Protection of Significant Natural Site Features. In the Vinnin Square District:

- 12.2.1. Trees and other substantial vegetation in existence at the time an Application is filed shall be retained unless retention would Unduly Restrict opportunities for development. Location of buildings should not cause avoidable removal or damage to any tree exceeding eight (8) inches trunk diameter measured at a point four (4) feet above grade as of the date of adoption of the District Bylaw.

- 12.2.2. Specific trees exceeding eight (8) inches trunk diameter shall be reviewed with the Approving Authority within the Plan Review process. Trees required to be preserved as a condition of Plan Approval shall be tagged in the field within the Plan Review process and appropriately designated on Plans.

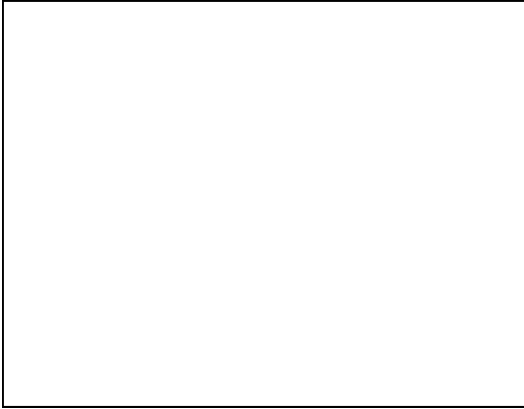
- 12.2.3. In the event that trees tagged for preservation are damaged during construction, the trees shall be replaced with vegetation of similar species and size prior to issuance of Certificate of Occupancy.

- 12.3. Plant materials shall be chosen to withstand seasonal weather cycles in New England and for compatibility with existing plantings in the surrounding neighborhood, with consideration for resistance to infestations, resilience to climate expo-



*New buildings with quasi-public open space, top.
Permeable pavers reduce stormwater runoff.*

12. Landscaping + 13. Buffering in Relation to Adjacent Properties



Top. Facades with architectural detail facing a side yard edged with wrought iron fencing create a pleasant transition with an adjacent building.

Screening and landscaping limits visibility of service areas from the street and abutting properties.

sure, water availability and drainage conditions. Native species must be used. Plants located near streets, driveways or parking lots must be salt-tolerant.

- 12.4. To minimize water consumption, the use of low water vegetative ground cover other than turf is encouraged.
- 12.5. Trees shall be a minimum of 3" caliper measured at a point four (4) feet above grade at time of planting.
- 12.6. Landscaping in the Pleasant Street District shall reinforce the street line along both Essex and Pleasant Streets and shall complement in plantings and scale the rows of shrubbery in the adjacent Veterans' Park.

13. Buffering in Relation to Adjacent Properties

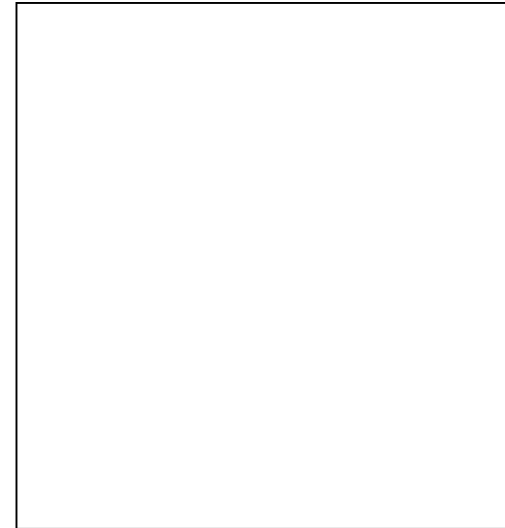
- 13.1. All dumpsters, utilities, mechanical equipment, storage and service areas shall be screened from view from adjacent streets and from structures on neighboring lots in existence at the time of Plan Approval through the provision of architectural screening, landscaping, and fencing. Chain link fencing is not acceptable for screening purposes. Screening may be required by the Approval Authority to include plantings and/or landscape structures.
- 13.2. Trash receptacles shall be located and designed for ease of trash service to the site. Trash receptacles shall be located in the garage of buildings or in free-standing trash houses. Trash houses shall be located and architecturally designed to minimize their aesthetic impacts.
- 13.3. Common trash facilities such as dumpsters in the Pleasant Street District shall be located internal to the primary building. In no cases shall external dumpsters in the SG be permitted to be located within twenty (20) feet of a public way.



14. Stormwater Management

- 14.1. Any activity that results in land disturbance of 40,000 square feet or more shall be subject to the Stormwater Management and Erosion Control Bylaw, Chapter 195 of the Marblehead General Bylaws, in effect as of the date of adoption of the SG District Bylaw.
- 14.2. Stormwater management systems shall not increase the volume or rate, or further degrade the quality of, existing discharges/runoff. Post-development peak runoff shall be maintained at or below pre-development peak runoff rates.
- 14.3. Stormwater management systems shall incorporate “Best Management Practices” (BMP) as prescribed by the Massachusetts Department of Environmental Protection, in addition to employing Low Impact Development (LID) strategies.
- 14.4. The use of LID strategies such as bioretention basins, landscaped swales, vegetated rain-gardens, infiltration trenches, dry-wells, and permeable paving surfaces is strongly encouraged in order to achieve BMP/LID goals. Retention and detention ponds are prohibited.
- 14.5. All systems which deliver, treat, infiltrate, and/or discharge stormwater runoff to ground or surface waters shall be sufficiently treated and monitored to achieve all applicable effluent standards of the Marblehead Board of Health, Department of Public Works, Conservation Commission and the Massachusetts Department of Environmental Protection, as applicable.
- 14.6. In the Vinnin Square District, coordination with the adjacent communities of Swampscott and Salem may be required to ensure compliance of stormwater management systems with applicable regulations.
- 14.7. At the discretion of the Approving Authority, an Operation and Maintenance Plan may be required prior to approval of the Development Project. The Operation and Maintenance plan shall be designed to ensure compliance with the Plan Approval and the District Bylaw, and to ensure that the Massachusetts Surface Water Quality Standards, 314, CMR 4.00 are met in all seasons and throughout the life of the system. Any approved Operation and Maintenance Plan shall remain on file with the Approving Authority and the Department of Public Works and shall be an ongoing requirement of Plan Approval.
- Low Impact Development techniques such as infiltration basins (top), pervious pavers (middle) and perforated curbs (bottom) reduce stormwater runoff, pre-treat stormwater for improved quality and allow stormwater infiltration.*

Images courtesy of MAPC.



15. Administrative Rules

These Administrative Rules are adopted pursuant to Sec. 200-44(K) of the District Bylaw. They supplement the District Bylaw and provide additional detail regarding required application contents for Plan Review.

15.1. Each application for Plan Approval shall be accompanied by the following information:

- (a) Five (5) copies of Plan at a minimum scale of one inch equals 40 feet and a maximum scale of one inch equals 20 feet. The Plan shall contain:
 - [1] Date of Plan with all revisions noted and dated. Title of development; North arrow; scale; map and lot number; name and address of record owner; name and address of person preparing the Plan.
 - [2] The names of all owners of record of adjacent properties, and the map and lot number of the properties and all buildings.
 - [3] Zoning district boundaries and flood zone boundaries shall be shown as they affect the property, including delineation of required setback lines.
 - [4] Boundaries of the property and lines of existing street, lots, easements and areas dedicated to public use, including rights-of-way.
 - [5] A locus map showing the location of the property with reference to surrounding area, including the building footprints of adjacent buildings, if any.
 - [6] A table indicating all calculations necessary to determine conformance to the District Bylaw and Design Standards.
 - [7] Square footage of property to the nearest 10 square feet.
 - [8] Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways.
 - [9] Location and dimensions of utilities, gas, telephone, electrical, communications, water drainage, sewer and other waste disposal.
 - [10] Location, type and dimensions of landscaping and screening.
 - [11] Location of existing rock outcroppings, high points, vistas, ponds, depressions, wetlands, major trees (twelve-inch caliper and over) and any other significant existing features.

- [12] Two-foot contours where slopes are less than 15% and five-foot contours when 15% or more. Existing contours shall be indicated by dashed line. Proposed contours shall be indicated by solid line.
 - [13] As part of an application for Plan Approval, the Applicant may be required to submit to the Approving Authority one or more of the technical analyses defined in the District Bylaw Sec. 200-44(K)(2)(c).
 - [14] As part of an application for Plan Approval, the Applicant may be required to submit a completed LEED for New Construction v.2.2 (or as updated) Registered Project Checklist.
- (b) Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale shall not exceed 1/4 inch equals one foot nor less than 1/8 inch equals one foot.
 - (c) A narrative describing the proposal and addressing the foregoing requirements.
 - (d) A completed application form and application fee.

15.2. The Town Planner at a pre-application meeting may waive certain submittal requirements if the Planner determines that the information will not aid the Approving Authority in its deliberations. The Town Planner shall provide notice of the pre-application meeting to, at least, the Marblehead Fire Department.

