

**TOWN OF MARBLEHEAD
ZONING BOARD OF APPEALS**

**MEETING MINUTES
of October 25, 2016**

A regularly scheduled and noticed meeting of the Board of Appeals was called to order by Chairman Moriarty at or after 7:30 p.m. in the Abbot Hall Auditorium, 188 Washington Street, Marblehead, Massachusetts. Present were Board members Lipkind, Drachman, Rudolph and Tubridy and Krasker

7:30

42 Longview Drive, Philip C. Wysor and Deborah M. Stephenson, Trustee

The Board of Appeals held a public hearing on Tuesday October 25, 2016 at 7:30 PM in the Selectmen's Meeting Room of Abbot Hall, 188 Washington Street, Marblehead, on the request Philip C. Wysor and Deborah M. Stephenson, Trustee to vary the application of the present Zoning By-law by allowing a Special Permit to construct a second level addition over existing garage on the property located at 42 Longview Drive in a Single Residence District. The new construction is in the side yard setback on a pre-existing non-conforming property with less than the required lot area, lot width, frontage, side yard setback and parking. The application was presented by Deborah M. Stephenson and Philip Wysor. A letter of support written by Owen and Eileen Mathieu of 44 Longview Drive was delivered to the Board. The Chairman asked the assembly if anyone wished to speak in opposition or support of the proposal. There was no public comment. A motion was made and seconded to close the hearing. Unanimously voted 5-0. A motion was made and seconded to approve with the usual conditions. Unanimously voted (5-0). Tubridy to Write.

7:30

12 Buchanan Road, Suren Masumyan

The Board of Appeals held a public hearing on Tuesday October 25, 2016 at 7:30 PM in the Selectmen's Meeting Room of Abbot Hall, 188 Washington Street, Marblehead, on the application of Suren Masumyan to vary the application of the present Zoning By-law by allowing a Special Permit to remove exterior staircase and landing and construct new deck and staircase on the property located at 12 Buchanan Road in the Single Residence district. The new construction exceeds the 10% expansion limit on a pre-existing non-conforming property which has less than the required side yard setback. The application presented by designer Al Esteves of Vahe Ohannessian. The Chairman asked the assembly if anyone wished to speak in opposition or support of the proposal. Robert Badolato of 14 Buchanan Road is in support of the project. Gail New of 7 Eisenhower Road expressed concern for the effect of the project on her privacy. There were no additional comments. A motion was made and seconded to close the public hearing. Unanimously voted 5-0. A motion was made and seconded to grant a special permit with the usual conditions. Unanimously voted (5-0). Drachman to draft decision.

7:45

63 Beach Street, Douglas and Carolyn Schluter

The Board of Appeals held a public hearing on Tuesday October 25, 2016 at 7:45 PM in the Selectmen's Meeting Room of Abbot Hall, 188 Washington Street, Marblehead, on the application of Douglas and Carolyn Schluter to request an extension of a previously issued Special Permit on the property located at 63 Beach Street. The applicant, Doug Schluter, requested that the hearing on the Request for Extension be continued to December 6, 2016. Attorney Bob McCann, representative of a collective of neighbors, requested that the hearing be continued to January 24, 2017 as Attorney McCann would not be available on Dec. 6, 2016 due to an upcoming surgery. Douglas Schluter expressed concern over allowing the permit to expire before the continued hearing date of 1/24/2017. A motion was made and seconded to close the public hearing. Unanimously voted 5-0. A motion was made and seconded to grant an extension of the special permit to January 31, 2017 and to continue the proceedings to January 24, 2017. Unanimously voted (5-0).

7:45

3 Abbot Street, Anne N. Kosty

The Board of Appeals will hold a public hearing on Tuesday October 25, 2016 at 7:45 PM in the Selectmen's Meeting Room of Abbot Hall, 188 Washington Street, Marblehead, on the application of Anne N. Kosty to vary the application of the present Zoning By-law by allowing a Special Permit to re-build a dormer at the front of the building on the property located at 3 Abbot Street in the Single Residence district. The new construction has less than the required front yard setback and side yard setback on a pre-existing non-conforming property which has less than the required lot area, frontage, front yard setback, side yard setback and parking. The application was presented by Heather Deschenes of HND Architects. The Chairman asked the assembly if anyone wished to speak in opposition or support of the application. Blair Porter of 61 Sewall Street spoke in favor of project. There were no additional comments. A motion was made and seconded to close the public hearing. Unanimously voted 5-0. A motion was made and seconded to grant a special permit with the usual conditions. Unanimously voted (5-0). Barlow to write decision.

ADMINISTRATIVE HEARINGS:

7 Cloutman's Lane, Lot 3

William J. Willis, Trustee of Hogshead Realty Trust

The Board held a hearing on the applicant's request for certain changes to the previously approved plans. The administrative changes presented by Attorney Bob McCann. Attorney McCann provided a Revised Plot of Land; Revised Front Elevation; Revised Left and Right Side Elevations and Revised Rear Elevation. Attorney McCann submitted letters of support for administrative changes. Peter Carlton, project contractor, discussed the grade on site of project. The application was unanimously approved.

293 Ocean Ave.

Mark and Rhonda Hebeisen

The Board held a hearing on the applicant's request for certain changes to the previously approved plans. The administrative changes were presented by Attorney Paul Lynch. Attorney Lynch presented revised architectural drawings and requested changes to the windows at six different locations, detailed in 'Schedule of Items Requested'. The Chairman asked the assembly if anyone wished to speak in opposition or support of the application. Sheila Geraty of 295 Ocean Avenue expressed concern that changes shown in plans do not reflect the memorandum 'Schedule of Items

Requested', the document filed with administrative hearing request. There were no additional comments. A motion was made and seconded to close the public hearing. Unanimously voted 5-0. A motion was made and seconded to approve the application for administrative changes, as described in "Schedule of Items Requested". Unanimously voted (5-0).

The meeting was then adjourned.

Respectfully submitted,

Jennifer Titus

