


**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 80 (A/K/A 50-150) Hood's Lane, Marblehead, MA
2. Assessor Map 152 Lot 10 - 0 3. Zoning District: Unrestricted/Single Residence
4. Applicant: Lime Street Realty Limited Partnership and Ribcraft USA, LLC
5. Applicant's Address c/o Robert C. McCann, McCann & McCann, P.C.,
89 Newbury Street, Suite 302, Danvers, MA 01923
6. Telephone Number: 978-739-8484 (Daytime) 508-733-8652 (Evening)
7. Email address: rmccann@mccannlaw.com
7. Applicant's Representative Robert C. McCann
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____

Conservation - Scheduled

Board of Appeals – filed electronically waiting for approval


(Signature of Owner)

October 8, 2020
(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name McCann & McCann, P.C.

Address 89 Newbury Street

Danvers, MA 01923

Phone: 978-739-8484

FOR TOWN USE ONLY

Application Received _____ Submittal Deemed Complete _____

Waivers _____

Scheduled Hearing Date _____ File Number _____

**SITE PLAN APPROVAL CHECK LIST
PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1) X Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
 - (a) X Date of Plan with all revisions noted and dated
 - (b) X Title of Development/Project
 - (c) X North Arrow
 - (d) X Scale of Plan
 - (e) X Name and Address of record Owner
 - (f) X Name and Address of person preparing the Site Plan
 - (g) X The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
 - (h) X Zoning District Boundaries and Flood Zone Boundaries
 - (i) X Boundaries of the property and lines of existing streets, lots, easements and right of ways
 - (j) X A locus map
 - (k) X A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
 - (l) X Square footage of property
 - (m) X Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
 - (n) X Location and dimensions of all utilities
 - (o) X Location, type and dimensions of landscaping and screening
 - (p) X Location of significant site features
 - (q) X Contours
- (2) X Five (5) copies of dimensioned schematic drawings of all proposed buildings.
Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3) X A narrative describing the proposal

The narrative must address the following: The extent to which:

- (a) The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).

**This property consists of an industrial type of building which houses in part
Ribcraft USA, LLC, a company that manufactures and sells inflatable boats. The**

architectural and design features consist of an addition of a 50' X 135' addition for space needed for the business and is consistent with the architecture of the rest of the building and the other industrial buildings in the neighborhood.

- (b)** The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

Except for the addition and relocation of the parking spaces the character of the site is not changing and is being preserved.

- (c)** Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).

Vehicular and pedestrian movement within the site will be improved and, while the number of parking spaces is being reduced slightly and will be below the required, they will be sufficient for the building.

- (d)** External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).

These are currently minimized and will not be changed.

- (e)** The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).

There will be no adverse effects on abutting lots, the immediate neighborhood or the Town as the nature of the business is not changing and the proposed addition is fully conforming.

- (4) X A completed application form
- (5) \$400.00 An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*
The minimum fee is \$200 and the maximum fee is \$1000)

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

NARATIVE

Zoning relief is being requested as follows:

The request is that the Board of Appeals issue a Special Permit and such other relief as may be required under the Zoning By-Laws allowing the demolition of approximately 2,125 square feet of the pre-existing non-conforming building which has less than the required Rear Yard Set Back (thereby rendering the building conforming), the construction of a conforming 50' X 135' addition on the front of the building and the reduction in number of the currently non-conforming parking spaces (currently and proposed as less than required) on a conforming Lot located at 80 (a/k/a 50-150) HOOD'S LANE in both a UNRESTRICTED AND SINGLE RESIDENCE ZONING DISTRICTS. The applicable use category is an UNRESTRICTED DISTRICT.

The existing and proposed use, which is not changing, is Boat Services and Light Manufacturing, both allowed in the UNRESTRICTED DISTRICT.

Boat Services is defined as:

“a business for the design, manufacture, repair, wholesale, sale, docking, hauling, or storage of boats and marine equipment appurtenances or sails. Also allowed are marine-related offices; use for storage of fishing gear, marine taxi and related services; sale at dockside of marine fuel and related marine products” – Section 200-11 A. (5) (e)

The Applicant's business is the manufacture of inflatable boats and associated work and sales.

The Open Space Ratio will conform.

Parking will be slightly reduced from the existing non-conforming parking

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-14-2015

Project Address 80 (a/k/a 50-150) HOOD'S LANE, MARBLEHEAD, MA 01945 **Map(s) / Parcel(s)** 152 - 10 - 0

NET OPEN AREA (NOA)

Lot area = A

Area of features

footprint of accessory building(s)

footprint of building

footprint of deck(s), porch(es), step(s), bulkhead(s)

number of required parking spaces 279 x (9' x 20' per space)

area of pond(s), or tidal area(s) below MHW

other areas (explain) _____

Sum of features = B

Net Open Area (NOA) = (A - B)

EXISTING

PROPOSED

202,949

202,949

0

0

51,962

58,712

0

0

41,634

45,198

0

0

0

0

93,596

103,910

109,353

99,039

GROSS FLOOR AREA (GFA)

accessory structure(s)

basement or cellar (area > 5' in height)

1st floor (12' or less in height) **NOTE:** [for heights exceeding

2nd floor (12' or less in height) 12' see definition

3rd floor (12' or less in height) of STORY §200-7]

4th floor (12' or less in height)

attic (area > 5' in height)

area under deck (if > 5' in height)

roofed porch(es)

Gross Floor Area (GFA) = sum of the above areas

0

0

0

0

51,962

58,712

25,000

25,000

0

0

0

0

0

0

0

0

0

0

76,962

83,712

Proposed total change in GFA = (proposed GFA - existing GFA) = 6,750

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 8.77 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 1.42

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.18

This worksheet applies 1. plan by/dated September 16, 2020 by Hayes Engineering

to the following plan(s): 2. plan by/dated September 24, 2020 by McBrie, LLC

3. plan by/dated _____

Building Official _____ **Date** _____