

RECEIVED
MARBLEHEAD
TOWN CLERK

2020 MAY 21 PM 4: 23

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

1. Property Address: 40-42 Baldwin Road
Map 82 Lot 2 & Map 80 Lot 1A
2. Assessor Map Lot 3. Zoning District Single Residence [SR]
4. Applicant: Elbridge Gerry Elementary School Building Committee
5. Applicant's Address 9 Widger Road, Marblehead, MA 01945
6. Telephone Number: 617-872-5180 (Daytime) (Evening)
7. Email address: dsaindon@leftfieldpm.com
7. Applicant's Representative David Saindon, Leftfield
dsaindon@leftfieldpm.com 617-872-5180
8. List other permits required and status (e.g. Old & Historic Districts, Conservation,
Board of Appeals, etc., obtained, scheduled, etc.)
Building permit. Superstructure permit has already been issued
by the Building Commissioner.

D Saindon

(Signature of Owner)

May 21, 2020

(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Marblehead Public Schools c/o Michelle Cresta

Address cresta.michelle@marbleheadschoools.org

Phone: 781-249-6341

FOR TOWN USE ONLY

Application Received Submittal Deemed Complete

Waivers

Scheduled Hearing Date File Number

Please note that all of these items are not applicable. The only modification requested is associated with By-Law criteria item [a]. Please see attached letter.

SITE PLAN APPROVAL CHECK LIST PLANNING BOARD

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

- (1) ☐ 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) ☐ Date of Plan with all revisions noted and dated
 - (b) ☐ Title of Development/Project
 - (c) ☐ North Arrow
 - (d) ☐ Scale of Plan
 - (e) ☐ Name and Address of record Owner
 - (f) ☐ Name and Address of person preparing the Site Plan
 - (g) ☐ The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
 - (h) ☐ Zoning District Boundaries and Flood Zone Boundaries
 - (i) ☐ Boundaries of the property and lines of existing streets, lots, easements and right of ways
 - (j) ☐ A locus map
 - (k) ☐ A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
 - (l) ☐ Square footage of property
 - (m) ☐ Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
 - (n) ☐ Location and dimensions of all utilities
 - (o) ☐ Location, type and dimensions of landscaping and screening
 - (p) ☐ Location of significant site features
 - (q) ☐ Contours
- (2) ☐ 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) ☒ A narrative describing the proposal Narrative edits outlined in attached letter. Elevations and three-dimensional views have been included.

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).

- N/A (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~~).

- N/A (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~~).
- N/A (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~~).
- N/A (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~~).
- (4) X A completed application form
Assumed
- (5) waived 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.

May 21, 2020

Town of Marblehead Planning Board
C/O Ms. Rebecca Curran, Town Planner
Town of Marblehead
7 Widger Road
Marblehead, MA 01945

Re: 40-42 Baldwin Road Site Plan Approval Decision dated March 4, 2020
Findings of Fact, item 2, By-Law criteria standard [a]

Dear Ms. Curran:

I am writing this letter to you as a result of the Planning Board's decision at its March 12, 2020 meeting that a modification in brick color from "muted" to a muted red-tone color would be a material change and, if such modification in brick color is desired for the Elbridge Gerry Elementary School ("the Project"), a re-application would be required. Please note that on May 14, 2020, the Elbridge Gerry Elementary School Building Committee ("Building Committee") met and discussed the merits of pursuing a re-application with the Planning Board for the modification mentioned above. After deliberation, the Building Committee voted and passed a motion [16-2-0] to proceed with said re-application. Therefore, Leftfield, acting on behalf of the Town of Marblehead through the Building Committee, is issuing this letter as notice that the Building Committee requests that a re-advertisement of Site Plan Approval be administered for the project limited solely to By-Law criteria standard item [a] – color of the brick.

For ease of review with this re-application, I have inserted the original application narrative associated with criteria item [a] in a light font, with changes identified in **bold font**. In addition, I have included an excerpt from the Planning Board decision regarding criteria [a] with the Boards Finding for reference.

Excerpt from Site Plan Approval Applied Dated 1-2-2020

Compliance with Site Plan Approval Checklist with the Planning Board

(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).

The proposed New School will be set within a predominantly residential neighborhood, with many abutting lots accommodating moderately-scaled homes.

The scale of this new two-story school will be a change from the single story, low-slung Lower Bell School that faces Baldwin Road, and it will be located nearer to the properties along Colgate Road than is the existing Lower Bell School. As such, the design team took pains to mitigate the impact of the new building to the extent possible. It started with the choice to employ an "L-Shape" floor plan. By way of this plan layout, the

team was able to 'bury' the two-story structure into the upper plateau of the 'hillside' and break down what otherwise would have been a very long and uninteresting building into smaller masses.

The choice of a muted brick color is meant to soften what might otherwise be a fairly assertive choice of a darker blend. **In this case, the choice of brick is a muted red blend, as is shown in the attached renderings.** The façade also incorporates wood-tone elements (in a low maintenance synthetic material), both within window bays, and as a termination element at the end of the entrance canopy at the gymnasium end.

A significant portion of the Baldwin Road façade is scaled down by a single-story horizontal canopy feature that not only marks the main entrance and is more appropriately scaled for young children and the residential scale of the neighborhood.

And finally, not only has the two-story high cafetorium and gymnasium wing been 'buried into the hillside' to reduce its scale, but the bottom half of the cafetorium is shielded from view by a single-story horizontal corridor leading to the gymnasium and situated 'proud' of the two-story mass by approximately 10-feet. What otherwise might have been a blank two-story façade at the gymnasium is broken down into smaller scale elements by introducing a band of horizontal translucent paneling at the upper level, above a horizontal band of buff-colored brick.

The design also maintains the existing fencing along the property lines. Existing trees are will be maintained to the maximum extent practicable, and new ledge and retaining walls with fencing and guardrails will provide additional screening and security. The proposed building is located near the center of the site and will maintain distance from the abutting single-family residences. Lighting on the parking lot will be downward cut off fixture to reduce light pollution.

Excerpt from Town of Marblehead, Planning Board, Site Plan Approval Decision dated March 4, 2020

2. Section 200-37 (C), of the By-Law requires the Board make its decision regarding the Special Permit after considering the following criteria standards:

- (i) The general purpose and intent of this Bylaw;
- (ii) The technical requirements of this section; and
- (iii) 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).

*FINDING: The new proposed school will be set on the same site as an existing elementary school. The neighborhood is mostly residential and abuts residential lots. The scale of the new two story school replaces two single story school buildings. The building is L shaped and a portion of the two story structure is built into the exiting topography to break it down into smaller masses. **The choice of muted brick was chosen to soften the façade. [Emphasis added]** The façade also incorporates wood tone elements. The main entrance is scaled down by a single story horizontal canopy feature scaled for the residential neighborhood and young children.*

In closing, it is the Building Committee's understanding that the Planning Board may be accommodating this re-application to be addressed/heard via a special meeting to be held on June 11, 2020. The Building Committee would like to extend their appreciation for this accommodation. If additional information is required as part of this application, please contact me via cell at 617-872-5180 or dsaindon@leftfieldpdm.com. Further, if there are any fees or associated advertisement fees with this application, please forward them to my attention via email at dsaindon@leftfieldpdm.com. The Project Team looks forward to presenting this modification to the Planning Board for its consideration on June 11, 2020.

Respectfully Submitted,



David Saindon
Project Executive
Leftfield, LLC

Attachments:

1) Elevations Please refer to the previously-submitted scaled drawings in 'black and white' for the proportions and dimensional information requested under Item #2 of the Application. There have been no changes to these drawings, and no changes are proposed.

2) Three-Dimensional Views. Please refer to the attached renderings, which are the same 'perspective views' that were shown to the Planning Board during previous hearings.

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File



Raymond Design
Associates, Inc.
Architects &
Planners

60 Ledgewood Place
Rockland, MA
02370

New Marblehead Elementary School
40 - 42 BALDWIN ROAD, MARBLEHEAD, MA 01945

EXTERIOR ELEVATIONS - OVERALL

Revisions:		
No.	Date	Description

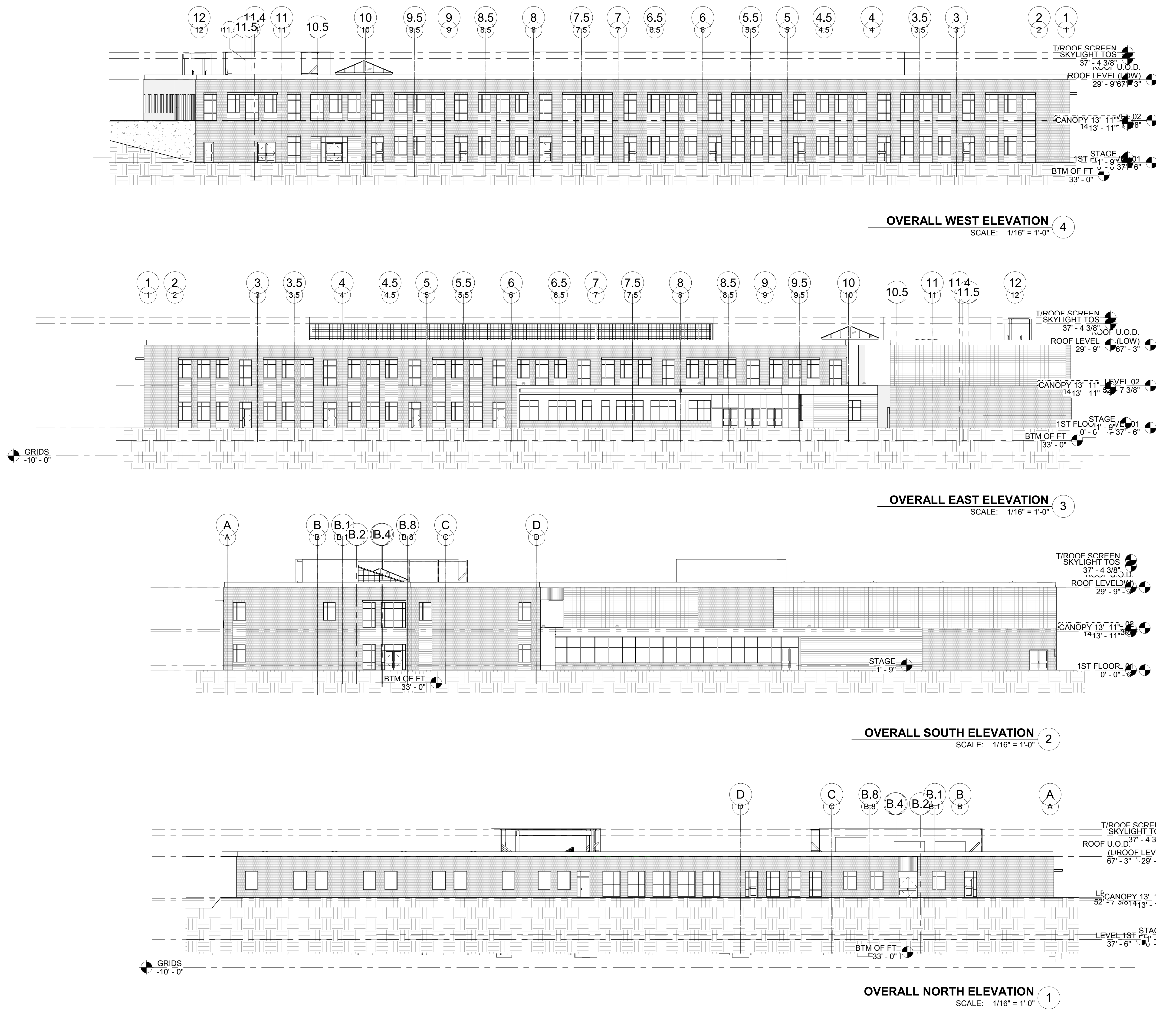
Drawn By: _____ Author
Checked By: _____ Checker
Approved By: _____ Approver

Drawing Scale: As indicated

Project No.: _____ Project Number

Date: January 7, 2020

A301













MARLEHEAD
ELEMENTARY SCHOOL



MARBLEHEAD
ELEMENTARY SCHOOL







