

Marblehead Planning Board

October 13, 2015

Minutes of Meeting

Members present: Bob Schaeffner, Edward Nilsson, Philip Helmes, Jim Bishop, Rosanna Ferrante, and Barton Hyte. Others present: Rebecca Cutting

Approval Not Required 1-3 Spring Street

Donald Russo explained the splitting of the lots. He explained that he had received a special permit from the board of appeals

The board endorsed the plan.

Approval Not Required 66 Pitman Road

The board endorsed the plan.

Approval Not Required 18 Norman Street

The board endorsed the plan.

Public Hearing – Site Plan Approval - 232 Ocean Ave Craig and Elsie Boyan

Attorney Bob McCann explained the planning board approved an addition to this existing single family house in 2014. It was a larger addition in comparison to the addition being presented tonight.

Tom Saltzman project architect explained the plans. He noted that the addition is pulled back 6' in the back and is a 200 square foot reduction from the previous plan.

Mr. McCann submitted a document (Exhibit 1) decision from board of appeals received for dimensional relief. He stated that there are no special conditions.

Mr. Bishop stated that the condition that the board placed on the last addition relative to removing landscaping at the corner of Flint Street and Ocean to improve site lines should be a condition of this approval.

Mr. McCann stated that they thought it made sense to mirror the same conditions as the 2014 site plan approval special permit since the same issues exist.

A motion was made and seconded to close the public hearing. All in favor 5-0

A motion was made and seconded to approve the application with the same conditions as the decision issued in 2014 for this property. All in favor 5-0

Public hearing 105 105R Green Street

Attorney McCann explained that Steve McCue the owner went to the board of appeals for a special permit to expanded a nonconforming office building in an expanded central residence district commercial building in 1989. Now that the office building is vacant and sought a special permit from the board of appeals to convert to 4 row houses. The lot size only 18317 s f and the By law needs 20000 for four units. Board of Appeals considered the change or use a positive granted special permit with less than required area. The proposal exceeds frontage and rear setbacks, meets side setback and parking .

Tom Saltsman explained that this is the seconded design based on neighborhood concerns on height. The height was reduced to 27 ' in height . He went on to explained the building in detail.

Bob McCann did an analysis of the neighborhood which he submitted to the board (Exhibit 1)

Phil Helmes had question about runoff. Discussion ensued on this topic and the possibility of permeable paving in back, the foundation and under drainage, positive drainage out from area and there was a discussion on the right of way

Jim Bishop asked about where parking is located for units. Mr. McCann stated that all parking spaces are located in back and a large tree being retained as a buffer. Tom Saltsman showed on the site plan where parking spaces were moved to the back.

Susan Horne 107 B Green Street wanted to know about the drainage. She was concerned about grass and curbing

Mr. Curtis 53 Lincoln Ave had questions about fencing, access and landscaping.

Ed Nilsson asked where the AC units would be located and asked if there would be basements

The architect did not have the exact location of HVAC units but showed the general location and stated there would be no basements. Ed Nilsson asked if no basement where would large mechanical and small mechanical be located.

Bob Schaeffner stated that it would be beneficial to see a Landscaping plan and site plan showing ac units, parking and easement reconfigured.

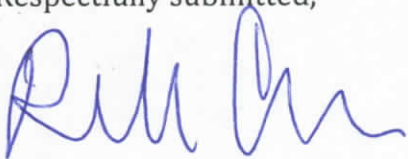
A motion was made and seconded to continue the public hearing until Monday November 9th 7:30 PM. All in favor 5-0

Approval of meeting minutes

A motion was made and seconded to approve the September 98, 2015 meeting minutes. All in favor 5-0

Motion made and seconded to adjourn the meeting at 8:35 pm. All in favor 5-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Rebecca Cutting', with a stylized, cursive script.

Rebecca Cutting

Town Planner