

Marblehead Planning Board

Monday November 9, 2015

Members present Phil Helmes, Barton Hyte, Bob Schaeffner, Jim Bishop,. Other present: Becky Cutting – Town Planner.

Approval meeting minutes

A motion was made and seconded to adopt October 13, 2015 meeting minutes all in favor 4-0

Cont. Public Hearing – 105 Green Street McCue

Robert McCann attorney for the applicant Steve McCue. Recapped the questions from the last meeting related to landscaping, easements, HVAC locations. He stated that he had talked to the owner of the property next door to reconfigure the easement. The landowner asked for another parking space but they are not going to dedicate an additional space.

Tom Saltsman architect described the project driveway changes, replacing fencing, bike storage area and ac condensers. Photos were passed around of the existing loading dock He explained where trash cans would be located. There would be no dumpster. The Lighting would be limited to porches and decks no flood lights. He showed the board the redefined driveway easement and the eight spaces that were moved to the back of the property.

Jim Bishop asked the structure of condo association – Bob McCann explained that it will operate as a homeowners association.

The site plan approval criteria were discussed. The architectural design will be more in character with the residential neighborhood since the project eliminates a non-conforming commercial building that is out of character with the surrounding properties. The existing terrain will be maintained and the building is to be built slab on grade. The driveway opening remains the same and the easement will correct reflect the way it is used and the parking spaces are located in the rear of the property. Although the addition of four residential units will increase the traffic on the site, the designs will improve vehicular movement on the site. The project will be conditions to minimize external emissions of stormwater, lighting and trash. The proposed project will eliminate an existing commercial building and building a residential building which is allowed by special permit in this zone.

Motion made and seconded to close hearing. All in favor. 4-0

Motion made and seconded to approve the plan with the following conditions

The board's standard conditions and a condition on lighting limitations, the driveway adjustment, no dumpster, HVAC unit location, building muted color.

All in favor unanimously voted 4-0

Discussion Tower School

Robert McCann Attorney representing the Tower School refreshed the board's memory explaining that they met with the Planning Board in April of 2015 to present their proposal, including a traffic study, as well as layout, drainage and landscaping. The board reviewed the information, offered feedback, suggested changes and requested additional information. The school returned on November 9, 2015 and presented the updated information. The Tower project proposes the construction of a circulation loop that will provide an off street drop off and pick up area and additional parking spaces. The Planning Board believes that this plan will help alleviate the heavy traffic that occurs in this area at certain times of day. The Tower School is a large contributor to the traffic congestion during drop off and pick up times. Other traffic on Cornell Road is caused by a combination of neighborhood commuters, Bell School drop-off on Dartmouth Road and Colgate Roads and cars cutting through going to the High School.

Barton Hyte stated that he knows the traffic problems in that area

Jim Bishop asked about west shore drive entrance which is a problem.

Dean Sidell stated the loop will be the primary drop off and pick up point greatly reducing the queues on West Shore Drive thus improving congestion and delays at the intersection of Westshore and Cornell Roads.

Barton Hyte questioned whether the drop off on the street will be eliminated. Bob McCann answered that yes the drop off will now be in the loop on the property along with a 34 car parking lot. Peak vehicle cue 74 vehicles loop has capacity for 60

Dean Sidell stated that the school presently has 254 students 200 families some car pooling

The Landscape plan was presented by Jim Emmanuel presented the landscape plan. Pavement planting buffer green along with berming it will visibility make the area seem separate trees around the perimeter continuation canopy trees open space and buffer

Bob Schaeffner asked about the access to the headmaster house. It was explained that it would be a mountable curb for emergency access vehicles and the Fire department asked that they add a hydrant.

The board discussed that a permanent utility easement should be granted to the town for the utilities that are located within the roadway; That a permanent access easement be

granted to the town, substantially in conformance with the path labeled "walking trail" on the plan entitled Tower School Centennial Master Plan dated December 5 2014 prepared by Peterman Architects Inc.; that one fire hydrant on the corner closest to the school to serve both the school and the house on the loop; that the new loop be designate as the main drop off to minimize drop off on Westshore Drive entrance. Instruct and enforce the use of the new drop off/pick up loop as the primary entrance.

The tower school attorney and Dean Sidell agreed that those were all reasonable and they were willing to do those.

Jim Bishop stated Westshore Drive nice gesture to do something about corner of Cornell and west shore drive. The site distance could be trimmed and site lines improved

The board discussed and felt this would improve the site distance at the corner of Westshore Drive and Cornell by trimming and maintaining in a trimmed condition, the vegetation located on the tower school property that presently impedes site lines.

Motion made a seconded to strongly endorse the plan with the discussed conditions. All in favor (4-0)

Motion to adjourn 8:18

Respectfully submitted,



Rebecca Cutting