

Marblehead Planning Board

January 14, 2014

Minutes of Meeting

Members present: Phil Helmes, Ed Nilsson, Paul Elser, Bob Schaeffner Jim Bishop.
Others present Rebecca Curran

Cont Public Hearing – Site Plan Approval - 8 Follett Street – Goodby

This hearing had been opened at the board's December 13, 2013 meeting and continued to this date with no evidence taken.

Project attorney Paul Lynch explained the history of the property. The applicants were approved by the planning board with conditions in the fall. They have asked that the plan be withdrawn without prejudice. The applicant has reapplied with a new application with a revised plan and scope. The plans are different from before they have flipped the house so that the garage and driveway are on the other side of the house.

Peter Pitman Architect went through the design highlighting the difference from the first plan. The trellis has been eliminated; a bay window has been added on the first floor; the 26' sideline is maintained. The garage has been moved to the back of the property, the deck is now a family room, the garage does not extend beyond the plane of the house. The upstairs is the same.

Bob Schaeffner asked if the whole wall is further east. The architect confirmed that they is true. Phil Helmes asked what the height if from grade to finish floor level and asked what he rear setback was. The architect confirmed it was 15-5'
Bob Schaeffner noted that the volume is bigger with a lot more volume on top. Phil Helmes suggested either story poles or computer renderings were necessary to visualize

Town Planner read 2 letters from Beth Lazor of 10 Follett Street with concerns over blasting and building location.

Mary Bonjurno 7 Manning Street had submitted a package prior to the meeting to the board illustrating their objections. She stated to the board that their objections from last time stand; views and the mass of the building. She felt the current point of reference should be the existing house and not the house that reviewed approval last time. She would also like story poles or three D rendering to show what the mass will be on the site and the impact on their property.

Paul Lynch stated that the owners of 420 Ocean Ave reviewed the plans and had no objections.

Bob Schaeffner stated his concern that the volume has increased and agreed it needs to be visualized by the board.

The applicants agreed to have computer renderings done that actually show the new house on the lot from different angles including from the Bonjournos property. Mary Bonjourno stated she would provide them with the pictures

The board scheduled their next meeting for Wednesday February 12m 2014 at 7:30 in Abbot Hall

A motion was made and seconded to continue the meeting until February 12, 2014 at 7:30 PM. 5-0 All in favor.

7:30 PM Public Hearing - Site Plan Approval - 232 Ocean Ave - Craig and Elise Boyan

The board opened the public hearing. Robert McCann the attorney for the applicant explained that the Application for a Site Plan Special Permit Approval requests permission to construct an addition to an existing single-family dwelling on the property at 232 Ocean Avenue.

The subject property is located at 232 Ocean Avenue, as shown on Assessor Map 902 Parcels 8-0, 8A-0,9A-0 and consists of approximately 36,106 sq. ft. of lot area. The property is located within an expanded shoreline single residence district.

Attorney Robert Zarelli explained the additions in detail he explained the design is in harmony with the prevailing character and scale of the existing building and building in the neighborhood.

Robert McCann explained the proposed lot and does not meet the Dimensional Regulations of the By-Laws. The lot has less than the required side and front yard setbacks, and exceeds the height. Limitation. A special permit application from the board of appeals has been submitted.

Ward and Peggy Osgood of 230 Ocean Ave had question about the size of the lot and a problem with the HVAC units location and noise. The architect agreed they could be relocated to the other side.

The town planner suggested that since the property is in the flood zone the board should request a condition that prior to the issuance of an occupancy permit a National Flood Insurance Program (NFIP) Elevation Certificate (EC) shall be filed with the Planning Board and Building Commissioner.

Other conditions discussed is the HVAC units shall be relocated to the street side of the building Jim Bishop requested that visible street number be added as a condition. Construction vehicles will park on site as much as practical and there will be no parking construction vehicles on Ocean Ave.

The board discussed the landscaping and agreed that the large evergreen shrub located at the corner of Flint and Ocean shall be eliminated. It shall not be replaced with anything

within 20 of the corner of the roads that grows above two feet. A final landscape plan shall be submitted prior to occupancy of the building.

A motion was made and seconded to close the public hearing. All in favor 5-0 Bishop, Elser, Nilsson, Schaeffner and Helmes

A motion was made and seconded to approve the application with the discussed conditions. All in favor 5-0 Bishop, Elser, Nilsson, Schaeffner and Helmes

Minutes

A motion was made and seconded to approve the December minutes. All in favor 5-0 Bishop, Elser, Nilsson, Schaeffner and Helmes

A motion was made and seconded to adjourn. All in favor 5-0 Bishop, Elser, Nilsson, Schaeffner and Helmes

9:00 PM

Respectfully submitted

Rebecca Curran