

Marblehead Planning Board
Minutes of Meeting
April 8, 2014

Members present: Ed Nilsson, Paul Elser, Bob Schaeffner, Jim Bishop, and Phil Helmes Others present: Becky Curran – Town Planner

It being 7:30 PM and a quorum being present, the Chairman called the meeting to order.

Public Hearing on zoning articles for town meeting

The chairman explained that in accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Marblehead Planning Board is required to hold a public hearing on any proposed amendment to the zoning bylaw. This year there is one and it is a planning board sponsored article. The article seeks to amend section 200-8(c) Floodplain district by changing the dates of the maps. This article was drafted by the planning board to amend the zoning bylaws to reference the Federal Emergency Management Agency's new updated flood insurance rate maps dated July 16, 2014. In order to continue to participation in the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM) program the town is required to adopt the new maps The Federal Emergency Management Agency (FEMA) maintains and periodically updates the Flood Insurance Rate Maps. FEMA has updated the maps and they will go into effect on July 17, 2014.

The Town planner read through a handout prepared for town meeting explaining why the town is doing this, what happens if we the town does not adopt the new maps, how the Homeowner Flood Insurance Affordability Act of 2014 affects the map update, addressing some misinformation that has been circulating in the media and how to appeal the maps.

The chairman asked if anyone from the public wished to speak. Peter Fein of 88 Seaview Ave asked if one was to purchase insurance now would they be grandfathered.

Christine Pandapas 53 Evan Road asked about what flood zone is used until the maps are adopted.

The chairman explained that the board could recommend the article be amended, be indefinitely postponed or be adopted by town meeting.

A motion was made and seconded to recommend that Article 30 be adopted by town meeting in order to allow the town to continue to participate in the National Flood Insurance Program. All in favor. (5-0).

Public Hearing - 15 Batchelder Road – Site Plan Approval

The public hearing was opened. Architect Veronica Hobson explained that the proposal before the board is to demolish the existing home and construct a new single family building in approximately the same foot print. The existing home is an undersized cottage which is poorly framed and structurally does not make sense to renovate. She explained that the intention was to keep the overall scale of the home modest and she feels the style is consistent with the neighborhood which consists of capes and colonials. It is presently the smallest house in the immediate neighborhood. The material includes cedar shingles, cedar or azek trim asphalt roof shingles. The house will

remain in generally the same footprint with very little grade change on the lot. The ledge will remain in place.

The chairman asked if any members of the public wanted an opportunity to speak

William McCarthy of 11 Batchelder had concerns about the new house blocking a view from their house. They asked if the applicant would consider altering the plan. After discussion and explanation of the plan by the architect it was determined that there would not be an impact on the view. Mr. McCarthy and his wife Janet withdrew their opposition.

A motion was made and seconded to closed the public hearing and approve the application with the standard conditions and no special conditions. All in favor (5-0) unanimously approved.

Respectfully submitted,

Rebecca Cutting