

## Marblehead Planning Board

January 13, 2015

Members present Ed Nilsson, Rosanna Ferrante, Jim Bishop, Bob Schaeffner and Paul Elser.  
Others present Rebecca Cutting – Town Planner

The chairman was not present and therefore Vice Chairman Ed Nilsson ran the meeting.

### Approval Not Required – Foster Street

The board endorsed an ANR plan showing the division of a lot into two conforming lots each with the required frontage.

### Public Hearing – Site Plan Approval - 158 158R Front Street – Rosenberg

The public hearing was opened on January 13, 2014 and had been advertised in the Marblehead Reporter on December 24 and 31, 2014 and duly posted at the office of the Town Clerk.

Robert McCann, Attorney for the applicants, Ira and Judith Rosenberg, explained the proposal was for an addition to an existing single family structure. He explained that this is a unique property with two separate lots each with one single family dwelling. He stated they were going to board of appeals to combine lots together and convert the rear single family would become an accessory getting rid of kitchen to make it an accessory. He explained that the existing non conformities are eliminated except for the right side setback and the parking which is tandem parking. The property is located within a shoreline central residence district and harbor front district

Robert Zarrelli Project Architect explained the additions and garden area in front to replace the four parking spaces which have been changed to tandem so that it does not have all parking in the front of their building. They had three meeting with OHDC reduced the scale of the original proposal. The house was built in 1955. The property is in a FEMA A zone meets FEMA rules for flow through foundation. The addition is on the back of the building and is a single story addition which will be clapboard and corner boards for material. The driveway will be 10' wide. Ed Nilsson asked if they had considered having a turnaround so cars did not have to back out. Discussion ensued on the tandem parking and drive. Right now there are two single family dwellings with four cars all backing out

Rosanna Ferrante asked about future plans for the accessory building. Attorney McCann stated that it would be an art studio for the owner and the kitchen will be removed,

Jim Bishop asked about the landscaping.

Mr. Zarrelli stated that a large pine is being removed. It is not in good health and arborvitae would be planted for screening

The project has received conservation commission approval and old and historic approval

No comments by the general public were made.

A motion was made and seconded to approve the application as complying with the requirements for the issuance of a Special Permit subject to the usual conditions and the following special conditions, Prior to the issuance of an occupancy permit a National Flood Insurance Program Elevation Certificate (EC) shall be filed with the Planning Board and Building Commissioner, HVAC units shall be screened, As agreed to by the applicants, the accessory building will not contain a kitchen (and full bath if building commissioner determines that accessory building cannot contain full baths) be used as a separate dwelling unit., the landscape plan submitted at the meeting shall be adhered to and a final landscape plan shall be submitted prior to occupancy of the building, the decision is subject Conservation Commission, Zoning Board of Appeals and Old and Historic District Commission approvals. Voted (5-0) Bishop, Elser, Nilsson, Schaeffner and Ferrante, in favor.

#### Minor Modification to Site Plan Approval Special permit - 263 Ocean Ave – Callahan

Robert McCann attorney for the owners explained that this was a minor change with no change to the footprint at all. This project was issued a special permit by the board and then the board approved some minor modifications. The planning board decision had a condition stating that any minor modifications would be approved by the board. The owners have a new minor modification. The total requests for minor modifications are:

Increase the square footage in the second floor by 20 square feet and in the attic floor by 58 square feet; On the First Floor – at the northeast side of the house, change two (2) windows from awning windows to double-hung windows; on the Second Floor – at the northeast side of the house, eliminate two (2) awning windows, change one (1) awning window to a double-hung window, and change one (1) awning window to a taller fixed window.

There are no changes proposed to the basement or first floor footprint. There are no changes to the footprint, or any other changes to the Survey except the date.

A motion was made and seconded to approve the changes 5-0 all in favor Bishop, Elser, Nilsson, Schaeffner and Ferrante

#### Continued Public Hearing – 24 Greystone Road – Krautner

This is the continued public hearing on the replacement of an existing single family house with the construction of a new single family house. The owner's attorney Paul Lynch explained to the board that the applicant was working with the neighborhood to address

concerns. He verbally requested that the hearing be continued with no evidence taken until the board's next meeting on February 10, 2015. The board requested that any new plans be forwarded to the board in advance of the meeting.

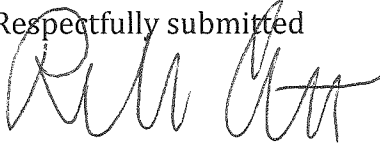
A motion made and seconded to continue the public hearing with no evidence taken to the board's a February 10, 2015 meeting. All in favor. Bishop, Elser, Nilsson, Schaeffner and Ferrante,

Approval of Meeting minutes

A motion was made and seconded to approve the minutes of December 9, 2014 meeting all in favor Bishop, Elser, Nilsson, Schaeffner and Ferrante,

The meeting was adjourned.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Rebecca Cutting', written over the printed name.

Rebecca Cutting