

## Marblehead Planning Board

February 10, 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.

### Public Hearing – Site Plan Approval – 33R Bradlee Road – Blue Thallassa LLC

At the applicant's request, a motion was made and seconded to continue the public hearing with no evidence taken until the board's next meeting on March 9, 2015. All in favor.  
Unanimously approved.

### Public Hearing – Site Plan Approval – 354 Atlantic Avenue – Rudolph

The public hearing was opened on February 10, 2015 and had been advertised in the Marblehead Reporter on January 22 & 29, 2015 and duly posted at the office of the Town Clerk.

Mr. Rudolph explained that the proposal was for an addition to an existing single family structure which had previously been permitted but was not constructed within a year. He explained that this application is slightly smaller than what was previously approved. The board determined that the addition this time was 619 square feet in size which is slightly smaller than the 638 square feet that was approved last time due to a narrowing of the building.

Mr. Rudolph explained that the board of appeals had also re approved the proposal.  
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 Voted (5-0) Bishop, Elser, Nilsson, Schaeffner and Ferrante, in favor.

### Continued Public Hearing – 24 Greystone Road - Krauter

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 since the last meeting the applicant has worked with the neighborhood to address concerns. Attorney Lynch explained that the work with the neighbors has resulted in the revised proposal which includes a revised house plan and a detailed landscape plan.

Attorney Lynch explained the house plans were slightly reduced in size, the porch was reduced and a compromise was accomplished by reorienting the house and providing a landscape plan to ensure some existing views could remain open. He noted that he has had discussions with the neighbor's attorney and certain additional restrictions would be included on a revised plan.

Verna Saxe 12 Greystone road had questions and concerns on the landscaping. Paul Elser asked what the revised plan does to the height of the building. Rosanna Ferrante asked if any other views were affected. The architect for the applicant, Tony Roossien addressed these questions.

Ed Nilsson does the project still require Board of Appeals approval. Attorney Paul Lynch confirmed that it did.

Paul Elser asked if there would be blasting. Mr. Krauter answered the area in the basement is shown as crawl space. The intention is not to blast but it is unknown.

Verna Saxe 12 Greystone had additional questions and comments about the height of certain plant materials.

Andrew Borggard 19 Greystone was concern with the placement and height of landscape vegetation.

Paul Lynch went over on the plan area that would not be planted, existing vegetation on the western property line indicated to be maintained by the applicant, his successors or assigns between 6-7 feet as measured on the western side of the property if vegetation in this area

Town planner expressed concern that if in the future the plant material slated to remain is replaced the replacement should be maintained at the same height. Mr. Lynch did not object to this condition.

Attorney David Abbot asked about clarification on the revisions that will be made to landscape plan including limits on existing and proposed vegetation. He asked if there could be a restriction on cars parked in driveway and boat or RV storage.

Mr. Bishop relayed he would not be in favor of that type of restriction. Mrs. Krauter stated she would not be in favor Discussion ensued and it was generally agreed that that went beyond a site plan approval special permit and might impede the owner's normal use of their property.

A motion made and seconded to approve the application with the usual conditions and special conditions; the landscaping shall adhere to the submitted landscape plan which will be revised and submitted to reflect the items discussed at the meeting; No fencing shall be permitted along the western property boundary and in other locations as will be indicated

on the revised landscape plan;. Any new trees planted cannot exceed the height of the garage roofline, or twelve feet (12') in height at maturity; subject Zoning Board of Appeals and Conservation Commission approval. All in favor. Bishop, Elser, Nilsson, Schaeffer and Ferrante,

Approval of Meeting Minutes

A motion was made and seconded to approve the minutes of January 13, 2014 meeting all in favor Bishop, Elser, Nilsson, Schaeffner and Ferrante,

The meeting was adjourned.

Respectfully submitted

Rebecca Cutting