

Marblehead Planning Board
Minutes of Meeting
March 20, 2012

Members present: Edward Nilsson, Russell Beck, James Bishop, Kurt James and Karl Johnson. Others present Rebecca Curran town planner.

A quorum being present the meeting was called to order at 7:30 pm. in the second floor auditorium in Abbot Hall. The chairman was not in attendance so Ed Nilsson as vice chair opened the meeting

Cont. Public Hearing – 151 Green Street – Redstone

A motion was made and seconded to further continue the meeting with no evidence taken until April 17, 2012. An extension form was signed by the applicant. All in favor.

Public hearing – Site Plan Approval - 34 Crestwood Road – Bernard Blaney

The public hearing notice was read. Attorney Paul Lynch the applicant's representative presented the plans and explained the project. The proposal is to replace an existing single-family dwelling on the property at 34 Crestwood Road with a new single family structure in the same location. The subject property is located at 34 Crestwood Road and consists of approximately 34400 sq. ft. of lot area. The property consists of the following structures: Single-family dwelling, in ground swimming pool and tennis court.

The proposed lot and proposed construction does not meet the Dimensional Regulations of the By-Laws. The lot has less than the required side yard and the new construction will exceed the height. A special permit from the board of appeals has been applied for.

The project has been issued an order of conditions from the conservation commission. The board found that the location and design of the new structure will preserve the character of the site with minimum grade change and disruption of any natural resources, the use of the building will not change. The plan calls for utilizing the same driveway, the use and construction of the new building will not result in any external emissions or environmental impacts.

Mr. and Mrs Perlman of 32 Crestwood road asked questions about what the project would look like form their abutting home which the applicant explained.

A motion was made and seconded to approve the plans as submitted with the standard conditions and a condition referencing the zba approval and the Conservation commission order of conditions. All in favor.

Old/New Business

A motion was made and seconded to approve the Approval of Meeting Minutes January 31, 2012 with typos corrected.

The board having received the covenant and inspection check endorsement the Definitive Plan for Camille Terrace.

Respectfully submitted,

Rebecca Curran