

Marblehead Planning Board
June 12, 2012
Minutes of Meeting

Members present: Helmes, James, Bishop, Nilsson and Beck. Others present Rebecca Curran

The meeting was called to order at 7:35 pm.

Approval Not Required – Legg’s Hill Road

George Atkins Attorney for the YMCA explained the ANR was in order to change the lot lines on two lots. Since the land is located in both Salem and Marblehead it must be endorsed by both communities. The park was endorsed and dated June 12, 2012.

Public Hearing - Site Plan Approval – 77 Bubier Road – Mahann

The public hearing was opened. Veronica Hobson architect for the project explained that the Application requests permission to construct an addition to an existing single-family dwelling on the property at 77 Bubier Road. The lot consists of approximately 10,613 sq. ft. of area. The property has less than the required frontage - 80 feet on Bubier Road. The property is located within a shoreline expanded single residence district and single residence district most of the structure is in the shoreline district. Presently there is a single family house which will be expanded upwards.

The architect ran through the site plan approval criteria. She explained that the site has significant change in topography dropping 9’ from the front of the lot to the back which is why the height limit is exceeded she attempted to minimize the negative effects on the views of neighboring properties by going up in the same footprint rather than out. She explained they would be going to the board of appeals since the proposed lot and proposed construction does not meet the Dimensional Regulations of the By-Laws. The lot has less than the required frontage, side and rear yard setbacks and the new construction is will exceed the maximum allowable height. A special permit from the board of appeals must be obtained. The location and design of the new structure will result in minimum grade change and disruption of any natural resources. The new structure is in with the bungalow style and use of wood siding of other houses in the immediate area.

Wayne Johnson, owner of property at 71 Bubier Road had questions about the height and scale of the project. Mr. Robert Clark of 76 Bubier Road spoke in favor of the project.

Ed Nilsson agreed that the architect did a good job of minimizing the negative effects on the views of neighboring properties by reusing the existing articulated orientation of the property.

At this regularly scheduled meeting of the Planning Board, the Board voted (4-0) Helmes, Bishop, Nilsson and Beck, to close the public hearing and in favor to approve the Application as complying with the requirements for the issuance of a Special Permit subject to the usual conditions plus construction vehicles will park on site as much as practical and Landscape vegetation shall be trimmed and maintained

Old/New Business

Becky Curran updated the board on the open space and recreation plan and briefly described the process. In the interest of saving approve the final version will be emailed. The board is required to approve before submission to the state. A motion was made and seconded to send a letter with the final draft. All in favor.

A motion was made and seconded to approve the April 10, 2012 minutes. All in favor.

A motion was made and seconded to adjourn. All in favor.

Respectfully submitted,

Rebecca Curran