

Marblehead Planning Board

Minutes of Meeting

July 10, 2012

Members present: Phil Helmes (at 7:35), Ed Nilsson, Jim Bishop, Russell Beck, Kurt James.
Others present Becky Curran – Town Planner

A quorum being present the meeting was called to order at 7:30 pm by vice chairman Edward Nilsson until Phil Helmes arrived.

Minutes

Motion made and seconded to approve the June 12, 2012 meeting minutes with minor corrections. All in favor 3-0 (Bishop, Nilsson & Beck)

Kurt James joined the meeting at 7:31

Old/New business

Camille Terrace letter read request of release of lots 5, 6, 7 from covenant.

Letter and report from the planning board's site engineer was read.

Motion made and seconded to release a minority of the lots in the Camille terrace subdivision and authorize the chairman to sign lot releases on lots 5 6 and 7 all in favor 4-0 (Bishop, Nilsson, James & Beck)

Philip Helmes joined the meeting at 7:40 pm

Public hearing site plan approval 3 Sargent Road – Tammis/Robbins

Robert McCann attorney for the applicants David Robbins and Wendy Tammis explained the proposal to make certain improvements to the single family structure located at 3 Sargent Road.

Craig Bosworth architect for the applicants explained the plans in detail. The building would be no higher than the existing building. The square footage would be increased by 1474 square feet. A letter was submitted in favor of the project submitted by neighboring properties Walter Sudam, Nancy Britts, Hamilton's, Pipers and this letter was marked as exhibit 1.

The architect went on to explain that many of the properties in the immediate neighborhoods have been redone from cottages to year round homes.

The representatives explained that the property would need to go to the board of appeals because of dimension nonconformity include the side yard and the height which is already nonconforming.

Mr McCann explained that the conservation commission had issued an order of conditions for the project.

Mr. Nilsson asked if there would be mechanical equipment located outside the architect responded that there would be but a location had not yet been determined.

Phil Helmes asked if there would be any blasting. The architect responded that there would not be any blasting.

Mr. Bishop asked if it was located within a flood zone. The Architect responded that is was not in a flood zone.

A motion as made a seconded to close the public hearing all in favor

A motion was made to approve the project with the usual standard conditions plus that the HVAC outdoor units be located on the side of the property with the 32' side yard setback and that they be screened by fencing or vegetation. Al in favor 5-0

Ed Nilsson left the meeting at 8:15 pm

Warwick Site – Administrative changes to previously approved site plan approval special permit

Paul Lynch attorney for the project explained that the applicant wanted to make some changes to the exterior – he presented the plans that showed several doors changing to windows because there were fewer separate storefronts than originally proposed; Changing some of the first floor windows to fully opening; Change the second and third floor windows to all double hung and uniform in size as opposed to some fixed previously; Adding doors to archway pass-through; adding outdoor seating and changing the Warwick theatre faced.

The board discussed the applicant's proposal to add doors to the archway. The board discussed the fact that they would only approve if the doors remained unlocked at all times.

The board was very supportive of the outdoor seating, saying that it adds vibrancy to the streetscape. They reminded the applicant that the park area must still be developed and

submitted to the board prior to occupancy of the building. They felt the hardscape with plantings was consistent with the concept presented and looked forward to further detail.

The board discussed the changes to the Warwick facade. They understood the change to the door opening but did not understand why the mullions/muntions in the arched windows are changing and the dimensions of the facade and marquee. The board asked the applicant to have the architect get back to the board on what the rational is for these specific changes.

The board voted unanimously 4-0 that the proposed changes are not inconsistent with the conditions placed on the original special permit and to approve the changes as presented with the condition that the doors within the archway remain open and with the exception of the Warwick facade other than the door to the theater being relocated from the front to the side. No changes to the facade of the theater are permitted without further review. All in favor.

A motion was made and seconded to adjourn. All in favor 4-0

Respectfully submitted

Rebecca Curran