

## Marblehead Planning Board

### Minutes of Meeting

February 1, 2011

Members present Karl Johnson, Kurt James. Edward Nilsson, Philip Helmes.

A quorum being present the meeting was called to order at 8:00 PM

Member Russell Beck arrived at 8:05 PM

#### **8:00 PM Continued Public Hearing – Smart Growth Plan Review - 94 Pleasant Street ICECATT LLC**

The chairman explained that this hearing had been continued until tonight in order to deal with one issue which is the School Street and Essex Street sides of the building. All other issues have been agreed upon and specific conditions were read at the boards January 18 meeting. At that meeting the board stated that some work needed to be done to those two facades to bring the roof line down and put them more in conformance with the design guidelines and the other sides of the building. At the January 18, 2011 meeting, the board expressed that it was unwilling to grant a waiver sought for those sides.

Paul Lynch Attorney for the developer explained that changes had been made since the last meeting that addressed the board's concerns. No other changes were made. The applicant still was able to maintain the required number of parking spaces and no waiver from parking was being sought.

Peter Pitman project architect presented the changes explaining that he was able to bring the roof line down on both Essex and school street sides and add dormers on the School Street side to accommodate the board's request to bring those facades more closely in conformance with the "park side" and Pleasant street sides. The new plans submitted include:

- Sheet A0 - Title Sheet - Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated 28, January 2011Prepred by Pitman and Wardley Architects of Salem MA
- Sheet L-1 – Existing Site Plan - Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated 28, January 2011Prepred by Pitman and Wardley Architects of Salem MA
- Sheet l-2 – proposed Landscape plan - Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated 28, January 2011Prepred by Pitman and Wardley Architects of Salem MA
- Sheet C2 - Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated June 29, 2010 revision dates 10/22/10, 11/3/10, 12/9/10, 1/4/11,1/17,11 and 1/31/11Prepred by Hayes Engineering of Wakefield, MA

- Sheet A-1 – Proposed Ground Floor Plans - Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated 28, January 2011 Prepared by Pitman and Wardley Architects of Salem MA
- A-2 - Proposed Second/Third Floor Plan - Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated 28, January 2011 Prepared by Pitman and Wardley Architects of Salem MA
- A-3 Proposed Fourth Floor & Roof Floor Plans Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated 28, January 2011 Prepared by Pitman and Wardley Architects of Salem MA
- A-4 Elevations - Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated 28, January 2011 Prepared by Pitman and Wardley Architects of Salem MA
- A-5 Elevations - Pleasant Street Condominium 94 Pleasant Street Marblehead MA Dated 28, January 2011 Prepared by Pitman and Wardley Architects of Salem MA

The chairman asked if there was anyone from the public that wished to speak.

Stephen Spugin – 1 Essex Street – owner of Marblehead School of Music expressed concerns about traffic, parking, the angle of the building and worries about potential future residents of the building complaining about noise from his building. He had written a letter and stated that he had not received a response.

The board explained that the board reads the written letters into the record and addressed the issues, if relevant, at the meetings. The town planner explained that the project has the required amount of parking that is dictated by the zoning bylaw and that no waiver of the parking regulations was being sought. The chairman explained that a traffic study had been submitted and reviewed. Discussion ensued on the decibel levels that his business emitted and the limits permitted.

A motion was made to close the public hearing. All in favor. (4-0) Helmes, Nilsson, James and Johnson.

A motion was made (Nilsson) and seconded (James) for the plan approval for the smart growth development at 94 Pleasant Street and issue findings and decision with general conditions and waivers as listed in the document dated February 1, 2011 with the housekeeping changes as discussed. All in favor. (4-0) Helmes, Nilsson, James and Johnson.

A motion was made and seconded to approve the minutes of the January 18, 2011 meeting. All in favor.

A motion was made and seconded to adjourn the meeting at 9:00 pm.

Respectfully submitted,

Rebecca Curran