

Town of Marblehead
Planning Board

February 8 2011

Minutes of Meeting
Abbot Hall Selectmen's meeting room

Members present: Phil Helmes, Edward Nilsson, Karl Johnson, James Bishop, Kurt James and Russell Beck. Others present: Becky Curran Town Planner

A quorum being present the meeting was called to order at 7:35 pm

Public Hearing – Site Plan Approval - Corinthian Yacht Club – 11 Corinthian Lane

The chairman read the public hearing notice.

Robert McCann Attorney representing the applicant explained that the project involved the replacement of the swimming pool same size and location but one lane wider. They are here before the board because there is one new accessory structure that houses the mechanical equipment and is 437 square feet in size. They contemplating filing for a waiver (which is permitted in certain circumstances) but decided to ask for a special permit.

The following documents were submitted at the hearing:

Exhibit 1 - Copy of the order of conditions unsigned from the Conservation Commission

Exhibit 2 – Letter from a coastal engineering co full evaluation of seawall opinion

Exhibit 3 – Letter with list of things that may be under consideration discussion of minor changes (purpose of letter is to make the board aware of things minor things that may change – would like the board to acknowledge in the decision)

Reconstruction of exiting bath/changing house tear up decking not changing grades on the property. The pool remains unchanged from the neighborhood it is only the mechanical building that will be changed.

Will be going to the Board of Appeals scheduled for February 22, 2011

Chris Noble 1 Corinthian Lane asked if Corinthian Lane would be used by construction vehicles and when would the construction begin and end.

Robert McCann answered that the Construction start September to be finished

Conditions - Contractor no use Corinthian Lane

After Memorial Day to Labor Day possible work on Sunday as needed at the discretion of the board. If the applicant wants to request Sunday hours they should notify the board in writing for review and approval of the request.

A motion was made and seconded to close the public hearing. All in favor (5-0)

A motion was made and seconded to approve the plan as submitted with the usual conditions and listing access to site not using Corinthian and possible Sunday hours. All in favor. (5-0)

Public Hearing Site Plan Approval – Warwick Realty Trust-117-129 Pleasant Street

The chairman opened the public hearing and read the public hearing notice

Exhibit 1 Submitted a New set of plans changes as a result of the design review dated February 8, 2011 A-01 proposed site plan, landscape plan,
Exhibit 2 – Assessor maps showing existing

Paul Lynch – Attorney representing the applicant explained the project.
The area presently consists of 6 lots and 58910 sf. All existing buildings are being removed. The proposal includes parking in rear - 84 spaces. The number of parking spaces is less than required by the zoning in bylaw (1 space for every 300 square feet) historically the zba has granted relief for parking in new developments in the B1 district. There is 32,700 s.f of tenantable space height going to 37 at some portions of the building which exceeds the 35 foot height limitation and therefore the plan will be seeking a special permit from the board of appeals.

Originally the proposal had 89 parking spaces the Design Review Board recommended reducing parking by more than 5 spaces in order to make the parking lot function better.

A traffic study was performed and submitted to the board as part of the application. Circulation includes one way on Anderson Street and two way on School Street They are asking to control the traffic signal. A dumpster compactor will located in corner. A fire hydrant will be added.

Kenneth Koa architect working from KAO design group explained the proposed design extends a three level volume 180 feet. It will retain the existing Warwick theatre front have a 9' alley way between the Rechobite building. Keep scale lower on Pleasant st break up in smaller building masses. Roughly 55' widest Retail on the first floor and 2 levels of office above. 14000 first floor 2nd 13000 3rd 11000 sf

Materials will include older classic building elements such as painted wood trim with trellis and double hung windows. Will match Sprit of 76 bookstore water struck brick with a color match mortar. Reconstruction the details of the Warwick marquee. Panels along the alley way of movie stills. The alley way will be lit on a full time basis under the canopy cut off on light spread to not adversely impact the area. Zinc roof complements color.

Landscape area will be working with an arborist to determine health of existing large catalpa tree. Work with pedestrian traffic to circulate through. Plan to use granite block from house as benches. Try to retain the growth at the perimeter some trees within parking lot.

Parking lot will include light posts in parking lot. Also snow storage has been added to the parking lot.

Ed Nilsson was concerned with shadow across the street – if the new building will impact the streetscape across the street. If yes could they look at recessing the 3rd floor back to 5' desirable to look at it. The applicant agreed to do a shadow study for the next meeting.

The board asked about restaurant exhaust vents. It was explained that they would be brought straight up.

Discussion ensued on the parking requirements related to uses

Bill Bergeron from Hayes Engineering project Engineer - Traffic report done assuming new generation conservative traffic counts and projections for peak summer time use upgrade to a full traffic signal to increase the level of service. Accident experience is higher than state average the safety and capacity would be enhanced. Safer for pedestrian and vehicles

Bill Bergeron from Hayes Engineering project Engineer explained a drainage study has been submitted which will be reviewed and approved by the Water and Sewer Commission and adjusted as necessary.

Drainage - the town has a 24' drain line cross ties on drain line will disconnect and connect to a box culvert on Pleasant Street. Capacity disconnection treatment system to increase the water quality. Parking lot graded to allow standing water to hold 100 year storm up to 2 hours. Decreases all storm event and collect all the surface run off from the site. The utilities underground from Round House Road.

Electric coming from Roundhouse Road lost 5 parking spaces to provide

Vertical granite curb will be replaced as needed some parking on Pleasant Street will be gained by eliminating curb cut on Pleasant Street.

The chairman asked if there were any comments from the public

Building Commissioner Robert Ives submitted letter and appeared at the meeting and reiterated that the proposal needs to go to the board of appeals for dimensional relief.

Jason Gilliland - Fire Chief stated that he and the Fire captain have reviewed the plans and they agree they have good access to the building.

Michael Alkonis 137 Pleasant Street corner of Anderson and Pleasant was concerned with traffic on Anderson especially on Saturdays, parking, water table, business and residences deliveries, construction.

Attorney Paul Lynch explained that the building would be slab on grade above water table. The traffic will be addressed in traffic study and the planning board will peer review

Patrice Breel 124 Pleasant Street – had concerns about the being notified when the buildings will be coming down he felt that the street is in bad condition trucks rattle. The board stated that they will condition the approval with a condition that requires the applicant to notify the area businesses and residents 72 hours before the start of construction.

Town Planner explained that dust control was a regular condition of any demolition plan

Discussion ensued regarding concern that Anderson would become one way – the applicant representatives assured that that was not happening and not part of this project.

Ed Nilsson reiterated that ask for a shadow study in plan to show how much shadow will cast on upper level in plan view.

Storm water bylaw – Paul Lynch will apply for storm water permit for the next meeting so that it can be reviewed concurrently

A motion was made and seconded to continue the public hearing until Tuesday March 8 2011 at 7:30 pm in the Selectmen's meeting room.

Approval Not Required ANR 11 Glover Square

The board reviewed and endorsed the plan.

Minutes

A motion was made and seconded to approve the February 1, 2011 minutes.

Old/New Business

The meeting was adjourned at 9:21 pm

Respectfully submitted,

Rebecca Curran