

Marblehead Planning Board  
Minutes of Meeting  
December 12, 2017

Members present: Robert Schaeffner, Edward Nilsson, Andrew Christensen, Steve Leveronne and Barton Hyte. Other present: Rebecca Cutting – Town Planner.

A quorum being present, the meeting was called to order by the Chairman at 7:30 PM.

**Public Hearing Site Plan Special Permit – 444 Atlantic Ave - Ogan**

The chairman opened the public hearing. Paul Lynch, project Attorney presented the project. He explained the property presently has a single family home and the proposal is to add a detached garage and a one story addition and deck to the existing single family home. The new structure will be clad in cedar shingles and was designed to be in harmony with the existing home.

The chairman asked if there was anyone from the audience that wished to speak in favor or in opposition. David Koh and Elaine Koh of 14 Shuman Road expressed concern about traffic and parking during construction. He explained that Shuman Road is narrow and has poor visibility onto Atlantic and is worse when cars are parked but had no objection to the project. No one else wished to speak. A motion was made and seconded to close the public hearing. All in favor

Discussion ensued and the board found that the accessory building and addition have been designed and the architectural details complement the style of the existing primary residence on the property. External emissions are those customarily associated with a single-family house and will not be increased as a result of the proposal. The driveway access point is the same relative location as the existing and there is ample room for accessing the garage as well as turning around vehicles.

A motion was made and seconded Board voted to approve the Application as complying with the requirements for the issuance of a Special Permit subject to the standard conditions and that all construction vehicles be parked on the site and not on Shuman road.

**Cont. Public Hearing Site Plan Special Permit 15 Indianhead Circle - Lucania Staintel**

Veronica Hobson, Project Architect explained that since the last hearing, the plans had been revised based on the feedback that they received. The story poles were erected to reflect the revised plans. The architect explained that they shifted the orientation of the addition thus greatly reducing the impacts.

The chairman asked if there was anyone from the audience that wished to speak in favor or opposed. Wren and Robert Soeey 6 Thomas Circle have looked at the revised plans but still have issues with the impact on views. They disagreed with the assertion that the trees previously removed opened their view corridors. Also they are concerned about the

ground floor addition and how close it was coming to their home. Discussion ensued on story poles and how the stairs might be shifted in the interior to flip the massing. Conditions relative to future landscaping were discussed. The applicant had mentioned that they would be doing landscaping in the future. The board wanted to ensure that the plantings do not block any view corridors and a landscape plan would need to be submitted to the board prior to any occupancy of the new space. After much discussion the board found that the revised addition reduced the impact on views and that building has been designed and architecturally detailed as to complement the style of the existing primary residence on the property. External emissions are those customarily associated with a single-family house and will not be increased as a result of the proposal. The driveway access point is not changing.

A motion was made and seconded to close the public hearing. All in favor

A motion was made and seconded Board voted to approve the Application as complying with the requirements for the issuance of a Special Permit subject to the standard conditions and condition regarding parking on site during construction to Schaeffner, Nilsson, Leveronne, Hyte (4-0) in favor.

Respectfully submitted

Rebecca Cutting