

Marblehead Planning Board

Minutes of Meeting

June 12, 2018

Members present Robert Schaeffner, Edward Nilsson, Rosanna Ferrante, and Steven Leverone, Barton Hyte. Other present: Rebecca Cutting – Town Planner

**Continued Public Hearing 95 Beacon Street**

This public hearing was continued from the board's May 29 meeting to address some concerns and questions raised by the board and abutters. The application is for a modification to an existing site plan approval special permit that was issued by the board for a three lot project. The modification is to add a fourth house and modify the landscaping and eliminate a condition in order to eliminate a dead tree.

Applicant Joey Burke 95 Beacon Street explained the changes to the site plan and building that they made since the last meeting. They changed the driveway and turnaround area. The site plan changed the turnaround which creates a much bigger planting area. He submitted an email from the abutters showing they were satisfied. On the proposed house he explained that they lowered the height of the home changed the pitch of the roof and changed the garage. He explained they looked at gables over garage, dropping the height and eave line, but lowered the entire roof structure 2 '4" instead. He explained the new landscape plan. Stating they are adding to it, doing substantial planting on Trowbridge property as well as their own. He went over the revised landscape plan with irrigation added.

Board members asked if the mass had been mitigated enough. Discussion ensued on the look of the building and the best way to break up the height of the wall and different ways that could be done. The neighbor most, impacted, , the Trowbridges, are fine with the plantings and the roof height and did not like the look of the gable. They feel the landscaping will block the view line. Mr. Burke explained that instead of gables they lowered the entire roof has the same effect. Joey trying to please the person looking at it the board is to make sure that everyone is happy

Mr. Trowbridge 7 Bradlee Road passed out a plan showing the contour lines showing existing maples that will be thinned out explain the compromise plan.

More board discussion ensued on the massing and the location of HVAC units. A motion was made and seconded to close the public hearing. All in favor.

Conditions were discussed. The town planner noted the planting on the abutter's property should be conditioned as a voluntary condition and since this is a modification, all of the exiting conditions should stand with the exception of referencing the new plans and the elimination of the removal of the tree that was found to be diseased. Additionally prior to the issuance of an occupancy permit on the new building on lot D the applicant shall submit a letter from a license landscape architect that the landscape plan as submitted has been planted in accordance with the record plan to the town planner for review. The town planner must review and approve any substitutions or changes. Maintenance - After the

screening vegetation has been planted, at the end of the second growing season, the applicant, his successors or assigns must submit a report to the board evidencing that the plantings have reached a minimum 100% survival rate. If the 100% rate has not been achieved, the applicant will re-plant/replace all non-surviving plants at the start of the next growing season and verify such replanting by appropriate evidence to the board. This applies to the offsite plantings and the onsite plantings.

The applicant agreed to voluntary plant vegetation on abutting property and an irrigation system. This condition was entered into voluntarily and is a requirement of this special permit.

Site Lighting - shall include non-glare, non-spill over lighting and shall be done in conformance with the approved plans.

A motion was made and seconded to approve with the conditions as discussed. All in favor.  
Unanimously voted.

A motion was made and seconded to approve the minutes for the May 29, 2018 meeting. All in favor.

Respectfully submitted

Rebecca Cutting