

Marblehead Planning Board

Minutes of Meeting

September 11, 2018

Members present Robert Schaeffner, Edward Nilsson, Rosanna Ferrante, Barton Hyte and Steven Leverone. Others present Becky Cutting – Town Planner.

7:30 PM - Public Hearing –M.G.L. ch. 40A section 16 finding – 1 Gallison Ave - David and Ann Irving

The town planner explained that when an application is denied by the board of appeals it may not return to the board of appeals within two years of the denial, unless it gets a finding from the planning board that the changes made to the plan are specific and material. Additionally, the board of appeals must also find, by a vote of at least four members that, specific and material changes in the conditions upon which the previous unfavorable action was based have been made.

Architect Walter Jacobs representing explained to the board that an application for an addition at 1 Gallison Ave was denied by the ZBA at the July 24 meeting. The property is located at 1 Gallison Avenue in a Single Residence District (SR). The lot is non-conforming with less than the required lot area. The lot is 5810 square foot in size. There is an existing single family structure and a detached garage located within required setbacks. The proposal is to construct an addition which connects the existing garage with the and existing house which will increase the gross floor area by approximately 255 square feet. He described the changes to the proposal which were significant and represent a 57% reduction from the original proposal and that the new proposal will NOT reduce the open space ratio to less than required.

A motion as made and seconded to make a finding that the changes made to the application which was denied by the board of appeals on July 24 were specific and material changes. The board's vote was unanimous.

A motion as made and seconded to adjourn the meeting. All in favor

Respectfully submitted,

Rebecca Cutting

