

Marblehead Planning Board

July 14, 2015

Members present: Ed Nilsson, Bob Schaeffner, Barton Hyte, Rosanna Ferrante, Jim Bishop. Others present: Becky Cutting Town Planner

10 Harbor View Ave – Christen

Robert McCann Attorney for the project explained that the applicants are seeking an administrative amendment to amend the original decision issued by the planning board for an addition to an existing single family home. He notified the neighbors of this meeting by mail and submitted an affidavit of service for the record.

He explained that the plans had changed after the board of appeals meeting and as conditioned in the planning board decision, the project was to come back to the board for review if any changes were made as a result of the board of appeals meeting.

Craig Bosworth architect for the project explained the new plan floor plan and elevations. Original site plan are that has changed the windows removed and removed deck off kitchen now just an access point and in the lower area goes to the other side. He described footprint changes shown on plans and described that the Difference to massing by elimination Gambrel roof eliminated some windows

Ed Nilsson stated that he thinks it looks better

Bob Schaeffner remarked that it is similar architecture but now have gambrel roof with dormer reducing from and break up the linear elevation and is improved

Bob McCann described the new landscape plan.

A motion was made and seconded to accept changes. All in favor 5-0

5 Woodfin Terrace – Site Plan Approval - Extension

A letter from the Andrew Petty, on behalf of the Board of Health, was read requesting an extension to a previously issued site plan approval special permit for the transfer station project. The project has experienced delays relative to funding. The board determined that this was a good cause shown.

A motion was made and seconded to grant a six month extension. All in favor. 5-0

ANR endorsement 93-95 Rowland Street/ 200 Pleasant Street

Attorney Tom Egan explained the plan and it was endorsed by the board.

33 R Bradlee Road continuation Public Hearing

Bob McCann attorney for John Halstead and Craig Bosworth architect appeared before the board to update the board on the plans.

Attorney McCann gave a brief history of the plans and what has happened since the last meeting. The applicant is proposing a new plan with smaller structure in the circle. He gave a brief summary: Bradlee Road comes in the driveways are driveways not a road. The Building inspector reviewed and verified this. The project needs a site plan special permit. At the last meeting four options were presented. In addition to those options they looked at other options even offered moving circle with monetary compensation. All the exploration led them back to the circle option with the smaller building that has been further reduced.

George Atkins attorney for abutters said they have been back and forth with another building next to the pool with a small change in the roadway. He asked them to consider establishing a no build area in the circle. Mr. Hallstead explained that the building was too small for the program they wanted so poolside does not work for them.

The architect went on to explain the new building and the difference between the new and the original. The original building was larger. They incorporated the many comments from board and neighbors relating to the porch stairs exercise office bathroom garage and extra storage and the site line safety and drainage. They worked with neighbor's architect. They did not want to building into the pool area so they could accomplish the program if the roadway was moved but this was not acceptable to all the neighbors

Phil Helmes inquired about the area next to the pool area moving it 12 feet into the driveway to accommodate or move into pool area they circulated around. Rosanna is there any size that would work a single car garage perhaps? Mr. Halstead said it would be a material change in the program Bob Schaeffner it is hard to review without that information. There is a void in the drawings Bob McCann explained that permission was not granted to move the road so there is no point in laying it out. George Atkins spoke on why the moving the road affects the turnaround would impact all sorts of matters and would solve the problems.

Bob McCann stated the new plan meets all the dimensional. He has already been through the criteria They would have preferred to move roadway.

Ed Nilsson thinks there could be a compromise – they did not have the discussion
If the new roadway was laid out purposefully and look and think about it that way
Clients will talk about individual views but George Atkins speaks for his clients. The Raymond's Views, privacy, safety and blasting are issues the proposal makes no sense
If you look at the criteria the character of the site is not preserved. In fact five standards are violated

Mr. McCann stated that there would be conditions for protection of neighbors
They have reduce size even further allowing for further setbacks, there would be pre blast video survey to cut down on problems

Mr. Raymond 35 Bradlee Road stated that construction vehicles would be a problem

Phil wants to know why moving the driveway was not a good option

Janet Nolan 37 Bradlee Road stated the circle is small and moving it into the circle creating a tight turn around but were never given the dimensions hard to guess what the impact would be a structure with 2 cars could fit. They feel a structure can fit

Susan Pocharski 35 Bradlee mother and father have the easement. The roadway is small even to go in three feet would have an impact. The house behind would look subordinate to garage there and would overwhelm the property

The house is to left of garage Phil asked how far new structure would be from house. The answer was 45' from house one garage to another

Pocharski stated site on front porch it is an easement trucks service vehicles

They would be negatively affected and they pay a lot in real estate taxes

They already have a 2 car garage and a 9000 s f house. They are adversely affected

George Atkins asked why we don't have a survey plan

Does not want to hear what people need and don't need have not heard a

Bob Schaeffner turning radius would be no greater and the width could remain the same

George Atkins story pole are needed to show the height.

Bob McCann stated again they can't move the road without the neighbor's agreement

Phil Helmes said the road could be safety concern but if it were laid out in the field then the impact could be better visualized. George Atkins said they would like to see it.

Alan Raymond 32 Bradlee Road said the arguments made against any indication that it meets the criteria all the issues are

Snow removal another 2 car driveway all of the issues still pertain it is smaller

Want markings and story poles site visit so we see that this structure looks like

Bob McCann ran stated there are many single family homes with garages and carriage houses

The traffic is not changing, the town planner read into the record three letters that were

Submitted in opposition to the project, Bonnie and Michael Sherman.

Bob Schaeffner asked if we could see the relocated roadway overlaid verified by engineer to show that it can it work. It is an incomplete vision each time. Needs to know what it will look like with stakes on the ground.

Kim Pandapas owner of 10 Mooring Road need story poles to show height of buildings.

It was decided that the applicant's representatives would contact the town planner when the stakes were in and a site visit could be scheduled.

Motion made a seconded continue the public hearing until August 11, 2015 5-0

22 Foster Street cont. public hearing

Paul Lynch explained that on June 9 they showed the board the revised plans explained change 7 ½ feet move away 2 to 5 from Nutt side, moved chimney, changed driveway .George Atkins client could not be there at the last meeting so they agreed to continue until tonight.

A question was raised by Mr. Atkins attorney for the abutter Mr. Nutt about building height and where the low point is. Questions about low point were discussed.

Rosanna Ferrante stated that the mass was reduced which the abutter was interested in and what other issues did he have.

Bob Schaeffner stated that with the material present he felt convinced that the massing was reduced

The architect explained that it is a modern house tried to make it emulate the auxiliary building

Mr. Nutt doesn't not know what to make of it thinks it is too big and too high

Phil Helmes asked the architect the roof pitch between a 4 and 6 pretty shallow roof pitch and the driveway has been moved.

George Atkins again raised the issue of the low point. Discussion ensued on low point

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

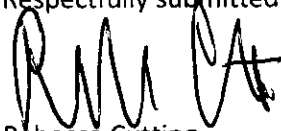
Mr. Helmes reiterated that a significant adjustment has been made he was very bothered by the height It fits the site in a more appropriate. Phil thought is was attractive character different for other homes which is appropriate

Rosanna Ferrante agreed

A motion was made and seconded to approve the proposal with general conditions 4-0 Nilsson, Schaeffner, Hyte, Ferrante, Bishop in favor none opposed.

A motion was made and seconded to adjourn.

Respectfully submitted



Rebecca Cutting