

Planning Board Narrative

Isaac Dyer and Julie Duffy
16 Hathaway road
Marblehead, MA 01945

The property located at 16 Hathaway Road is in the Shoreline Single Residence (SSR) Zoning District. The lot has a pre-existing non-conforming single-family dwelling on the lot.

The owners propose a full restoration of the interior and exterior of their home. There are minor changes to the home footprint, the most significant being a small expansion behind the existing garage. The existing partial second floor will be expanded over the entire first floor area.

The project has been designed to respectfully address the neighborhood, town infrastructure and natural resources as more particularly described below.

a) The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).

- The existing shoreline architecture of the existing dwelling, with its gambrel rooflines is in keeping with the architecture of other dwellings in the area. The proposed additions and renovation to the existing structure will be in harmony with the character of the existing house and others around it.
- The second floor expanded living space has been designed using the same architectural details that currently exist on the dwelling. The new roof lines will be consistent with the existing roof lines in form and height. Existing third floor/attic dormers that are not in character with the overall architecture of the dwelling will be removed as part of the project.
- The second floor expansion will be constructed over the existing footprint of the first floor and will not encroach on the existing setbacks. The existing separation from the adjacent properties will be maintained.
- The proposed project includes removing and replacing the exterior roofing, siding and trim with new material to match the existing architecture. A wood shingled roof, stained cedar shingle siding and painted trim will be used.

b) The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

- The general character of the site will be preserved. The general slope and grading on the site

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which is currently composed of lawn areas with planting beds at locations around the dwelling and will largely remain unchanged. The shoreline terrain is primarily ledge with an existing pool and surrounding concrete deck that will remain. Shrubs planted along the northeast corner of the property will also remain.

- c) **Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).**
- There are no additional traffic patterns on the property as now comprised or after renovation.
 - The driveway and walkways shall remain generally as exist today except for added turn around where playset was located.
- d) **External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).**
- Generally, this consideration is not applicable to a single family dwelling.
 - Water runoff from the property shall also remain as is. No environmental impacts shall result from the proposed work.
- e) **The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).**
- The added second floor structure has been designed to maintain the primary view corridors thru the property and to maintain the existing building height. Any view impairments will be limited to secondary views.
 - The proposed additions and renovation to the existing structure will not change the impact on the Town services or infrastructure.