

**TOWN OF MARBLEHEAD  
SITE PLAN APPROVAL APPLICATION  
PLANNING BOARD**

1. Property Address: 26 Pequot Road, Marblehead, MA 01945
2. Assessor Map 103 Lot 3 - 0 3. Zoning District SSR – Shoreline Single Residence
4. Applicant: 26 Pequot LLC
5. Applicant's Address 26 Pequot Road, Marblehead, MA 01945
6. Telephone Number: 315-525-2162 (Daytime) - - (Evening)
7. Email address: kmeola@citypointcapital.com
7. Applicant's Representative Robert C. McCann rmccann@mccannlaw.com  
978-739-8484
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) \_\_\_\_\_

Conservation Commission – Zoning Board of Appeals



(Signature of Owner)

By: Robert C. McCann, Attorney

April 7, 2021

(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to  
Name McCann & McCann, P.C.  
Address 89 Newbury Street – Suite 302  
Danvers, MA 01923  
Phone: 978-739-8484

**FOR TOWN USE ONLY**

Application Received \_\_\_\_\_ Submittal Deemed Complete \_\_\_\_\_

Waivers \_\_\_\_\_

Scheduled Hearing Date \_\_\_\_\_ File Number \_\_\_\_\_

**SITE PLAN APPROVAL CHECK LIST  
PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1)  Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
  - (a)  Date of Plan with all revisions noted and dated
  - (b)  Title of Development/Project
  - (c)  North Arrow
  - (d)  Scale of Plan
  - (e)  Name and Address of record Owner
  - (f)  Name and Address of person preparing the Site Plan
  - (g)  The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
  - (h)  Zoning District Boundaries and Flood Zone Boundaries
  - (i)  Boundaries of the property and lines of existing streets, lots, easements and right of ways
  - (j)  A locus map
  - (k)  A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
  - (l)  Square footage of property
  - (m)  Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
  - (n)  Location and dimensions of all utilities
  - (o)  Location, type and dimensions of landscaping and screening
  - (p)  Location of significant site features
  - (q)  Contours
- (2)  Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3)  A narrative describing the proposal

**Narrative**  
**Site Plan Special Permit for Approval**  
**26 Pequot Road, Marblehead, MA 01945**

The applicant will be required to obtain an Order of Conditions from the Marblehead Conservation Commission.

The applicant will also be required to obtain a Special Permit from the Zoning Board of Appeals for Dimensional Relief.

The proposed construction, without limitation, includes in part the following:

- Interior renovations as shown on the plans;
- Partial new foundation and addition on the westerly side of the dwelling;
- Dwelling and deck additions;
- A front entrance patio;
- A new front entrance;
- A new waterside deck;
- Miscellaneous repairs and renovations to retaining walls;
- Miscellaneous repairs to exterior stairs;
- Exterior work and landscape as shown on the Site Plan.

The plans and proposed construction meet the criteria of the Planning Board and of Site Plan Approval as follows:

- (a)** The architectural and design features are in harmony with the prevailing character and scale of the existing dwelling and the buildings in the neighborhood. The building materials and architectural changes meet with consistency the existing dwelling and other properties in the neighborhood. Care has been taken to keep the additions to the footprint as minimal as possible, locating them in areas that will have little impact. The overall height of the ridge line is not increasing. The existing dwelling is already in the Side Line Set Back and the proposed changes and additions have been designed to maintain the existing view corridors for the neighbors and the Town.
- (b)** The character of the site is preserved as the site is remaining, except in the locations as shown on the Site Plan, the same.
- (c)** Vehicular access and egress to the site is not being changed.
- (d)** As a residential property emission control is not an issue.

**(e)** There are no significant adverse effects on the neighborhood or the Town. Based upon communications with the neighbors, the design has been specifically restricted so that the existing ridge line is not increasing and views will not be impacted.

(4)   X   A completed application form

(5)  \$500.00  An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*  
The minimum fee is \$200 and the maximum fee is \$1000)

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

<b>26 Pequot Residence</b>		
2021 04 06		
NET OPEN AREA (NOA)		
	<b>Existing</b>	<b>Proposed</b>
Lot Area (A):	16300	16300
Footprint of Accessory Building	85	85
Footprint of Building	1668	2269
Footprint of deck(s), porch(es), step(s), bulkhead(s)	24	507
Number of Required Parking Spaces <u>  </u> 2 <u>  </u> x(9' x 18' per space)	324	324
Area of pond(s) or tidal area(s) below MHW	0	0
Other Areas	0	0
Sum of Features (B)	2101	3185
Net Open Area (NOA)=(A-B)=	14199	13115
GROSS FLOOR AREA (GFA)		
Accessory structure(s)	85	85
Basement or cellar (area >5' in height)	1689	2171
1st Floor (12' or less in height)	1668	2269
2nd Floor (12' or less in height)	0	0
3rd Floor (12' or less in height)	0	0
4th Floor (12' or less in height)	0	0
Attic (area >5' in height) (area which exceeds 12' ht)	0	0
Area under deck (if >5' in height)	0	356
Roofed Porch(es)	24	222
Gross Floor Area (GFA) = sum of the above areas	3466	5103
Proposed total change in GFA = (proposed GFA - existing GFA)=		1637
Percent change in GFA = (proposed total change in GFA / existing GFA)x100=		47.23%
Existing Open Area Ratio = (existing NOA / existing GFA)=		4.10
Proposed Open Area Ratio = (proposed NOA / proposed GFA)=		2.57

Total Change in GFA: 1637