

Amended Narrative
Site Plan Special Permit for Approval
11 Kenneth Road Marblehead, MA 01945

The Applicant has obtained an Order of Conditions from the Conservation Commission.

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

The Applicant appeared before the Planning Board on June 13, 2023, and a public hearing on the Application was opened. The Planning Board requested the Applicant submit a revised set of design plans reducing the scale of the proposal to meet the scale of a previously approved project presented to the Planning Board by a prior owner in 2022 and which was never built.

The Applicant originally submitted a set of design plans dated March 22, 2023 and prepared by the Applicant's Architect, Craig Bosworth. The Applicant has submitted a new set of design plans dated July 22, 2023 with revised calculations. The new set of plans significantly reduce the scale of the proposed construction as requested by the Planning Board at the hearing on June 13, 2023.

For purpose of comparison, the original proposal submitted by the Applicant increased the total Gross Floor Area by 2807 square feet, a total percent change from existing of 89.71%. The new design increases the Gross Floor Area by only 1543 square feet, a total percent change from existing of 49.12%. The resulting proposed Open Area Ratio will be 1:1.75, well above the required 1:1 minimum.

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

- Interior renovations as shown on the plans;
- Partial new foundation and additions to the front and rear of the existing dwelling, significantly reduced in scale;
- A new front porch;
- Demolition of an existing shed;
- Demolition and removal of exterior steps;
- A new waterside deck and steps, significantly reduced in scale;
- Miscellaneous repairs and renovations to retaining walls;
- Miscellaneous repairs to existing foundation;

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

- (a) The architectural and design features are in harmony with the prevailing character and scale of the 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 architectural and design features, as well as materials to be used, are intended to meet the prevailing character and scale of other buildings in the neighborhood.
- The additions to the existing footprint have been intentionally located in areas with minimal impact and have been further reduced as requested by the Board.
- The overall height of the ridge line is not increasing.
- The existing dwelling is already in the Side Yard Set Back and the proposed additions will only encroach slightly further into the Side Yard Set Back to one side and having no impact to the existing view corridor to other side of the existing dwelling.

(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 slope and grading of the site, which is largely composed of a gently sloping grassed lawn, with retaining walls and terraced landscape beds, will remain generally unchanged.
- The existing steeply sloping section of the lawn will be flattened and a patio composed of pea stone will be installed.
- The shoreline terrain is primarily ledge with an existing wooden pier that will 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 presently or after renovation.
- The existing parking area will be relocated and a new walkway will be installed.
- There will be no impact to the ability of emergency vehicles to access the property as presently exists.
- Street address numbers will remain visible and identifiable.

(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).

- As a single-family residential property, external emissions are not a concern.
- Water runoff will be improved due to the removal of the existing driveway and replacement with porous pavers.

- Pervious materials will be used throughout the new parking area and landscape beds.

(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 additions are designed to minimize impact on the existing primary view corridors, any impact on views will be limited to secondary views.
- The proposed renovations and additions will not increase the impact on Town services or infrastructure.
- The proposed renovations and additions have been further reduced to meet the scale of the prior owners project that was approved in 2022 and never built.