Marblehead Smart Growth Overlay District (SG) Development Application Form
Town of Marblehead

To be Completed by Applicant		
1. Date of Submission:		

2. Type of Application (check all that apply):

☒ Multi-Family

_____ units

☐ Mixed Use

_____ units

_____ sq. ft.

☐ Renovation

3. Location of Project
Assessor's Parcel ID #:
  Map 1, Lot 1

4. Land Area Sq. Ft.:
  64,444

5. Existing Uses:
Various commercial uses
_____

6. Proposed Uses:
Multi-family
_____

7. Smart Growth District(s) (check all that apply):
SG Pleasant Street ☐
SG Vinnin Square ☒

8. Structure Height:
  49 _____ feet

9. Parking Spaces:
Existing: _____50 (est.)_____
Proposed: _____132_____

10. Wetlands Present: Y____ N _X_
Property in or near Floodplain:
Y____ N _X_

Owner

11. Name: SUNBEAM DEVELOPMENT LIMITED PARTNERSHIP

Address: 202-204 Tedesco Street
Marblehead MA

Telephone:	Primary Contact? Y ☐ N ☐

Applicant

12. Name: Leggat McCall Properties, LLC

Address: William Gause
10 Post Office Sq #1300
Boston MA 02109

Telephone: (508) 879-7171	Primary Contact? Y ☒ N ☐

13. Certification. *I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required.*

Owner's Signature:
Agent's Signature:

14. Required Application Materials. (See Section 200-44.K. of the Marblehead Smart Growth Overlay District Bylaw and Section 15 of the Marblehead Smart Growth District Design Standards.)

a) Ten (10) copies of this application form properly executed.
b) Review fees as authorized by Section 200-44.K.(2)(d) of the District Bylaw.
c) List of abutters prepared by Town Assessor, including labels and postage.
d) Evidence that the proposed Development Project complies with the cost and eligibility requirements of Section 200-44.J.(3).
e) Development Project Plans that demonstrate compliance with Section 200-44.J.(4) of the District Bylaw and Section 15 of the Design Standards.
f) A form of Affordable Housing Restriction that satisfies the requirements of Section 200-44.J.(5) of the District Bylaw.
g) Technical analyses, if required by the Approving Authority pursuant to Section 200-44.K(2)(c) of the District Bylaw.
h) Description of proposed ownership and maintenance of all common open space, if required by the Approving Authority pursuant to Section 11.3. of the Design Standards.
i) An Operation and Maintenance Plan, if required by the Approving Authority pursuant to Section 14.7. of the Design Standards.

Planning Office Use Only	

1. Materials Submitted:
☐ Review Fees
☐ List of Abutters
☐ Affordable Housing Restriction
☐ Development Project Plans

☐ Technical Analyses (if necessary)
☐ Operation and Maintenance Plan (if necessary)
☐ Other _____
_____

2. Fees
Application _____
Postage _____

3. Date of PB Receipt:
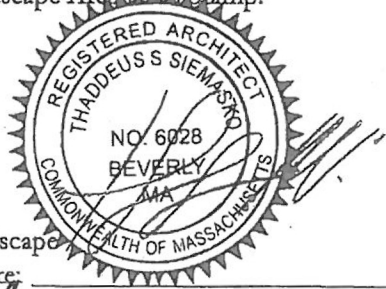
Receipt Stamp

App #

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Marblehead Smart Growth Overlay District (SG) Development Application Form
Town of Marblehead

Section of District Bylaw	Consistent with District Bylaw	Waiver Sought	Planning Review Only	
			Finding of Consistency	Waiver Granted
200-44.E. Permitted Uses.	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
200-44.F. Prohibited Uses or Activities in the SG.	Yes ☐ No ☒	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
200-44.G. Dimensional and Other Requirements.	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
200-44.H. Off-Street Parking.	Yes ☒ No ☐	Yes ☐ No ☒	Yes ☐ No ☐	Yes ☐ No ☐
200-44.I. Design Standards.	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
2004-44.J. Affordable Housing.	Yes ☒ No ☐	Yes ☐ No ☒	Yes ☐ No ☐	Yes ☐ No ☐
200-44.M. Fair Housing Requirement.	Yes ☒ No ☐	Yes ☐ No ☒	Yes ☐ No ☐	Yes ☐ No ☐

Section of Design Standards	Consistent with Design Standards	Waiver Sought	Finding of Consistency	Waiver Granted
5. Guiding Principles	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
6. Building Scale, Proportion and Exterior Appearance	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
7. Placement, Alignment, Width and Grade of Sidewalks	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
8. Location of Building and Garage Entrances	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
9. Off-Street Parking	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
10. Exterior Lighting	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
11. On-Site Open Space	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
12. Landscaping	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
13. Buffering in Relation to Adjacent Properties	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
14. Stormwater Management	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐	Yes ☐ No ☐

SEE ADDITIONAL PAGES FOR DETAIL

Planning Board Use Only	Applicant Certification
Date of Application: _____	Certification. *I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required.*
Date of Scheduled Public Hearing: _____	Engineer's or Landscape Architect's Stamp: (REGISTERED ARCHITECT THADDEUS S. SIEMASKO NO. 6028 BEVERLY MA COMMONWEALTH OF MASSACHUSETTS)
Date for Final Action: _____	Engineer's or Landscape Architect's Signature: _____ Owner's Signature: _____ ✱ AUTHORIZED EL Agent's Signature:

Where the application is found to be inconsistent with one or more provisions of the Design Standards, the Applicant may make revisions to the plan to achieve consistency. However, an extension of the date for final Planning Board action may be requested to ensure adequate time for review of any such revisions.

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Section of Design Standards	Applicability	Shall	Should	May	Additional Information*	Waiver Sought	PLANNING REVIEW ONLY — Waiver Granted
6.1. General							
6.1.1.	N/A ☐		Y ☒ N ☐		Y ☐ N ☐		
6.1.2.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.1.3.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.1.4.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.1.5.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.1.6.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.2. Building Height, Massing and Organization							
6.2.1.	N/A ☒		Y ☐ N ☐		Y ☐ N ☐		
6.2.2.	N/A ☒	Y ☐ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.2.3.	N/A ☒	Y ☐ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.2.4.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.2.5.	N/A ☒			Y ☐ N ☐	Y ☐ N ☐		
6.2.6.	N/A ☒		Y ☐ N ☐		Y ☐ N ☐		
6.2.7.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.2.8.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.3. Building Facades							
6.3.1.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.3.2.	N/A ☐	Y ☐ N ☒			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.3.3.	N/A ☐	Y ☐ N ☒			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.3.4.	N/A ☒	Y ☐ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.3.5.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.4. Roofs							
6.4.1.	N/A ☒			Y ☐ N ☐	Y ☐ N ☐		
6.4.2.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.4.3.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
6.4.4.	N/A ☐		Y ☒ N ☐		Y ☐ N ☐		
6.4.5.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐

* Additional space for way(s) in which project is inconsistent with Design Standards

Reasons for inconsistency or basis for a waiver request. Please include Section Number first in explanation. Add additional page(s) if necessary.

6.3.2. Ample recesses and projections are provided which offer facade variation.
They total +/- 40% of the street facade

6.3.3. Ample/traditional residential scaled fenestration is provided which equals +/-50% of the facade width.
Achieving 70% would result in a less attractive building

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Section of Design Standards	Applicability	Consistency with Design Standards			Additional Information*	Waiver Sought	PLANNING REVIEW ONLY Waiver Granted
		Shall	Should	May			
6.5. Windows, Doorways and Balconies							
6.5.1.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
6.5.2.	N/A☐		Y☒ N☐		Y☐ N☐		
6.5.3.	N/A☐			Y☒ N☐	Y☐ N☐		
6.5.4.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
6.5.5.	N/A☐		Y☒ N☐		Y☐ N☐		
6.5.6.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
6.6. Materials, Texture and Color							
6.6.1.	N/A☐		Y☒ N☐		Y☐ N☐		
6.6.2.	N/A☐		Y☒ N☐		Y☐ N☐		
6.6.3.	N/A☒	Y☐ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
6.6.4.	N/A☒	Y☐ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
6.6.5.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
7. Placement, Alignment, Width and Grade of Sidewalks							
7.1.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
7.2.	N/A☒			Y☐ N☐	Y☐ N☐		
7.3.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
7.4.	N/A☐			Y☒ N☐	Y☐ N☐		
7.5.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
7.6.1.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
7.6.2.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
7.6.3.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
8. Location of Building and Garage Entrances							
8.1.	N/A☐		Y☐ N☒		Y☐ N☐		
8.2.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐
8.3.	N/A☒		Y☐ N☐		Y☐ N☐		
8.4.	N/A☐		Y☒ N☐		Y☐ N☐		
8.5.	N/A☐	Y☒ N☐			Y☐ N☐	Y☐ N☐	Y☐ N☐

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_____

 8.1. New curb cut provided with proper width as far as possible from street intersection _____

_____

_____

_____

_____

_____

_____

_____

_____

Section of Design Standards	Applicability	Consistency with Design Standards			Additional Information*	Waiver Sought	PLANNING REVIEW ONLY
		Shall	Should	May			Waiver Granted
8.6.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
8.7.	N/A ☐	Y ☐ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
8.8.	N/A ☒	Y ☐ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
8.9.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
8.10.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
8.11.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
9. Off-Street Parking							
9.1.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
9.2.	N/A ☐	Y ☐ N ☒			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
9.3.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
9.4.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
10. Exterior Lighting							
10.1.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
10.2.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
10.3.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
11. On-Site Open Space							
11.1.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
11.2.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
11.3.	N/A ☐			Y ☐ N ☐	Y ☐ N ☐		
12. Landscaping							
12.1.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
12.2.1.	N/A ☐	Y ☐ N ☒			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
12.2.2.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
12.2.3.	N/A ☒	Y ☐ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
12.3.	N/A ☐	Y ☒ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
12.4.	N/A ☐		Y ☐ N ☒		Y ☐ N ☐		
12.5.	N/A ☐	Y ☐ N ☒			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐
12.6.	N/A ☒	Y ☐ N ☐			Y ☐ N ☐	Y ☐ N ☐	Y ☐ N ☐

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9.2. Screening provided but no fencing

12.2.1 To the extent 8' diameter trees exist on the site, they will be removed given the extent of the work across the entire site

12.4. While a large portion of the site landscape is composed of plantings and ground cover, portions of it are lawn area. Covering this entire site in ground cover is both cost prohibitive and would not provide for the best visual solution.

12.5. Project tree sizes are 2.5'-3' instead of 3' to allow for selection of best trees.

Section of Design Standards	Applicability	Consistency with Design Standards			Additional Information*	Waiver Sought	PLANNING REVIEW ONLY Waiver Granted
		Shall	Should	May			
13. Buffering in Relation to Adjacent Properties							
13.1.	N/A □	Y ☒ N □			Y □ N □	Y □ N □	Y □ N □
13.2.	N/A □	Y ☒ N □			Y □ N □	Y □ N □	Y □ N □
13.3	N/A □	Y ☒ N □			Y □ N □	Y □ N □	Y □ N □
14. Stormwater Management							
14.1.	N/A □	Y ☒ N □			Y □ N □	Y □ N □	Y □ N □
14.2.	N/A □	Y ☒ N □			Y □ N □	Y □ N □	Y □ N □
14.3.	N/A □	Y ☒ N □			Y □ N □	Y □ N □	Y □ N □
14.4.	N/A □		Y ☒ N □		Y □ N □		
14.5.	N/A □	Y ☒ N □			Y □ N □	Y □ N □	Y □ N □
14.6.	N/A □			Y ☒ N □	Y □ N □		
14.7.	N/A □			Y ☒ N □	Y □ N □		

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