

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

1. Property Address: 37 Crestwood road
2. Assessor Map 77 Lot 16 3. Zoning District shoreline single residence
4. Applicant: JAMES JUSTIN WELCH
5. Applicant's Address 37 Crestwood Road
6. Telephone Number: 508-958-1834(Daytime) _____ (Evening)
7. Email address: justinwelch@jwelch.com
7. Applicant's Representative _____
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) ZBA



(Signature of Owner)

10-13-21

(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name JUSTIN WELCH

Address 37 Crestwood Road

MARBLEHEAD MA 01945

Phone: 508-958-1834

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

The narrative must address the following: The extent to which:

- (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).
- (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).

- (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).
- (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).
- (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).
- (4) _____ A completed application form
- (5) _____ 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.

**37 Crestwood Road
Marblehead, MA 01945**

Planning Board Narrative

(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 architectural and design features for this project are in line with the current design of the existing house. It will incorporate the same windows, siding, roofing and all other design features at the existing residence.*

(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 character of the site will be preserved and mostly untouched with the exception of the 94SF addition in the rear of the space. There will be no grade changes and only minor landscaping changes at the location of the new mud room footprint at the rear of the structure*

(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). *This project will have no impact on this item*

(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). *This item does not pertain to this project*

(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 design has been created keeping neighbors in mind. The addition will not interfere with any views or create any issues with the neighbors. (please see attached letters of support)*

37 Crestwood Road - Private Residence

Date: 09/29/2021

NET OPEN AREA (NOA)

		Existing	Proposed
Lot Area (A):		13,600	13,600
	Footprint of Accessory Building	0	0
	Footprint of Building	2,121	2,215
	Footprint of deck(s), porch(es), step(s), bulkhead(s)	378	378
	Number of Required Parking Spaces 2 x 72 (9' x 18' per space)	144	144
	Area of pond(s) or tidal area(s) below MHW	0	0
	Other Areas	0	0

Sum of Features (B)	2643	2737
Net Open Area (NOA)=(A-B)=	10957	10863

GROSS FLOOR AREA (GFA)

	Accessory structure(s)	0	0
	Basement or cellar (area >5' in height)	920	920
	1st Floor (12' or less in height)	2,121	2,215
	2nd Floor (12' or less in height)	919	1,677
	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)	436	754
	Area under deck (if >5' in height)	0	0
	Roofed Porch(es)	42	42

Gross Floor Area (GFA) = sum of the above areas	4438	5608
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Proposed total change in GFA = (proposed GFA - existing GFA)=	1170
Percent change in GFA = (proposed total change in GFA / existing GFA)x100=	26.36%
Existing Open Area Ratio = (existing NOA / existing GFA)=	2.47
Proposed Open Area Ratio = (proposed NOA / proposed GFA)=	1.94

Total Change in GFA:	1170					
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October 13, 2021

To whom it may concern,

We are writing to express our support for Caroline and Justin Welch's second story garage addition.

We believe this will be a tasteful improvement to their house and our Crestwood community.

Please do not hesitate to reach out to us with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. P.' followed by a long horizontal flourish.

Kara and Rob Pascal
32 Crestwood Road, Marblehead, MA 01945
202-957-2512
Karahpascal@gmail.com

Justin Welch

From: Caroline Markey Welch <markeycaroline@gmail.com>
Sent: Wednesday, October 13, 2021 1:28 PM
To: Justin Welch
Subject: Fwd: Addition Plans RE: 37 Crestwood Road, Marblehead Mass

----- Forwarded message -----

From: Terri Beckwith <terribeckwith7@gmail.com>
Date: Wed, Oct 13, 2021 at 1:28 PM
Subject: Addition Plans RE: 37 Crestwood Road, Marblehead Mass
To: Caroline Markey Welch <markeycaroline@gmail.com>

October 12, 2020

REF: Caroline & Justin Welch
37 Crestwood Road
Marblehead, Mass

To Whom it May Concern,

We are writing to express our support for our neighbors', Caroline & Justin Welch and their second story addition plans.

Thank you,

Terri Harris
24 Crestwood Road
Marblehead, Mass
01945

Justin Welch

From: Caroline Markey Welch <markeycaroline@gmail.com>
Sent: Wednesday, October 13, 2021 1:29 PM
To: Justin Welch
Subject: Fwd: 37 Crestwood Addition-Support Letter

----- Forwarded message -----

From: Heather Bush <hdbush@icloud.com>
Date: Wed, Oct 13, 2021 at 1:28 PM
Subject: 37 Crestwood Addition-Support Letter
To: <markeycaroline@gmail.com>

Hello,

We are writing to express support for Justin and Caroline Welch's second story addition plans at 37 Crestwood Rd. We are their direct neighbors.

Thank You,

Heather & Justin Bush

39 Crestwood Rd
Marblehead, MA 01945

----- Forwarded message -----

From: **Jennifer Panza** <jennifer.panza@gmail.com>

Date: Wed, Oct 13, 2021 at 4:27 PM

Subject: 37 Crestwood Addition Support

To: <Markeycaroline@gmail.com>

CC: Bob Panza <Bob.Panza@technetics.com>

To whom it may concern;

This letter is to communicate our support of the proposed renovations/addition for the property located at 37 Crestwood Road in Marblehead, MA. The homeowners have shared the proposed plans with us and we have no concerns. We are in complete support of the proposed enhancement to the property and the neighborhood.

Best Regards,

Jennifer and Robert Panza

36 Crestwood Road

Jennifer Panza & Robert Panza