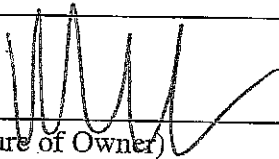


**TOWN OF MARBLEHEAD
SITE PLAN APPROVAL APPLICATION
PLANNING BOARD**

1. Property Address: 3 Mooring Road Marblehead, MA 01945
2. Assessor Map 193 Lot 1 3. Zoning District Shoreline Expanded Single Residence
4. Applicant: Suzanne Iovanna
5. Applicant's Address 3 Mooring Road Marblehead, MA 01945
6. Telephone Number: _____ (Daytime) _____ (Evening)
7. Email address: siovanna@pridemotorgroup.com
7. Applicant's Representative Matthew Wolverton, matt@lausierlaw.com
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) _____
Conservation - obtained



(Signature of Owner)

October 10, 2023

(Date)

By: Matthew Wolverton

9. Name and mailing address and phone number that the legal advertisement should be billed to
Name Lausier & Lausier, LLC
Address 2 Hooper Street
Marblehead, MA 01945
Phone: 781 631 8830 x3

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) x 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.

Narrative

Site Plan Special Permit for Approval

3 Mooring Road Marblehead, MA 01945

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

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

- Demolition and removal of an existing single-story garage;
- Construction of a new two-story replacement garage and second floor balcony;
- Removal of portions of the existing asphalt driveway;
- Reconstruction and re-alignment the existing asphalt driveway;
- Construction of an uncovered outdoor living area;
- Exterior work and landscape as shown on the Site Plan.

The 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 design is intended to minimize visual impact of the addition, maintain privacy and is in harmony with the existing design of the primary structure.
- (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 will remain generally unchanged, with the addition designed to work with existing grade and to provide for removal of existing asphalt and replacement with additional landscaping.
- (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.

- 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 portions of the existing asphalt driveway;
- Pervious pavers, will be used throughout the uncovered outdoor living area;

(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 proposed renovations and additions will not increase the impact on Town services or infrastructure.
- The residential use will remain unchanged.
- The additions are designed to have minimal impact on the existing primary view corridors.

Town of Marblehead
ZBA-APPLICATION

Revision Date: 12-02-2020

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Project Address 3 Mooring Road Map(s) / Parcel(s) 193 - 1

NET OPEN AREA (NOA)

EXISTING

PROPOSED

Lot area = A	<u>26300</u>	<u>26300</u>
Area of features		
footprint of accessory building(s)	<u>584 SF</u>	<u>630 SF</u>
footprint of building	<u>1899 SF</u>	<u>1899 SF</u>
footprint of deck(s), porch(es), step(s), bulkhead(s)	<u>332 SF</u>	<u>332 SF</u>
number of required parking spaces <u>2</u> x (9'x18' per space)	<u>324 SF</u>	<u>324 SF</u>
area of pond(s), or tidal area(s) below MHW	<u>0 SF</u>	<u>0 SF</u>
other areas (explain) _____	<u>0</u>	<u>0 SF</u>
Sum of features = B	<u>3139</u>	<u>3185 SF</u>
Net Open Area (NOA) = (A - B)	<u>23161 SF</u>	<u>23115 SF</u>

GROSS FLOOR AREA (GFA)

accessory structure(s)	<u>691</u>	<u>1230</u>
basement or cellar (area > 5' in height)	<u>794 SF</u>	<u>794 SF</u>
1st floor (12' or less in height) <u>NOTE:</u> [for heights exceeding	<u>1899 SF</u>	<u>1899 SF</u>
2nd floor (12' or less in height) 12' see definition	<u>1616 SF</u>	<u>1616 SF</u>
3rd floor (12' or less in height) of STORY ~200-7]	<u>0</u>	<u>0 SF</u>
4th floor (12' or less in height)	<u>0</u>	<u>0</u>
attic (area > 5' in height)	<u>0</u>	<u>0</u>
area under deck (if > 5' in height)	<u>289</u>	<u>289 SF</u>
roofed porch(es)	<u>0 SF</u>	<u>58 SF</u>
Gross Floor Area (GFA) = sum of the above areas	<u>5289 SF</u>	<u>5886 SF</u>

Proposed total change in GFA = (proposed GFA - existing GFA) = 597 SF

Percent change in GFA = (proposed total change in GFA / existing GFA) x 100 = 11.29 %

Existing Open Area Ratio = (existing NOA / existing GFA) = 4.38

Proposed Open Area Ratio = (proposed NOA / proposed GFA) = 3.93

This worksheet applies 1. plan by/dated Bosworth Architect LLC 9-Sep-23
to the following plan(s): 2. plan by/dated Patrowicz Engineering 7-Oct-23
 3. plan by/dated _____

Building Official _____ **Date** _____