

**Marblehead Planning Board**  
**July 11, 2023**  
Remote on zoom

A quorum being present the chair called the meeting to order at 7:30 PM.

Members present: Robert Schaeffner, Andrew Christensen, Barton Hyte, Marc Liebman, Edward Nilsson, and Steve Leverone Associate member. Others present -Rebecca Curran Town Planner.

Bob Schaeffner welcomed Marc Liebman to his first meeting on the board.

**7:30 PM Public Hearing – Site Plan Approval - 12 Davis Road**

The subject property is located at 12 Davis Road and consists of 43,340 square feet of land. The lot is nonconforming with less than required lot frontage and lot width, the existing structure exceeds the maximum height. The property is partially located in the Shoreline Single Residence District and partially located in the Expanded Shoreline Single Residence District. The proposed construction includes construction of a partial new foundation and an addition to the left side of the existing dwelling, including a three-car garage, first floor and second floor living space; removal of existing asphalt driveway and replace with pervious pavers; extension of existing covered porch located at the rear of the existing structure; interior renovations as shown on the submitted plans; exterior work and landscape as shown on the submitted site plan.

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 architect went through each of the criteria for site plan approval and states that 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 and is in harmony with the existing design. 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.

- 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.
- There will be a new driveway with access pursuant to an Easement over a portion of the abutting property, to be included as a specific condition of approval.

The chair asked if anyone in the assembly wished to speak on the project.

No one spoke in favor or opposition.

A motion was made and seconded the Board voted to approve the Application as complying with the requirements for the issuance of a Special Permit subject to the board's standard conditions and a condition requiring a board of appeals special permit for dimensional relief and a curb cut permit beign issued by the DPW. All in favor.

### **7:30 PM Public Hearing – Site Plan Approval - 38 Crestwood - Kim Belf and Stacy Belf**

The applicant's architect Jeff Tucker explained the proposal is located at 38 Crestwood Road and is in the Shoreline Single Residence Zoning District. The lot is very large at 43,215 square feet and has been developed with a single-family dwelling and the Applicant is requesting site plan approval to fully renovate the interior and exterior of their home. There are changes to the footprint of the house that have all been designed to comply with applicable setback requirements. In addition, the proposed alteration complies in all other respects with applicable dimensional requirements for the zoning district. He then went through the plans and each of the criteria for site plan approval explaining the project has been designed to respectfully address the neighborhood.

The chair asked if anyone in the assembly wished to speak on the project.

No one spoke in favor or opposition.

A motion was made and seconded the Board voted to approve the Application as complying with the requirements for the issuance of a Special Permit subject to the board's standard conditions. All in favor.

### **Board Organization– Vote chair, vice chair, secretary**

Discussion Ed Nilsson nominated Robert Schaeffner to continue as chair  
Marc Liebman nominated Barton Hyte  
Andrew Christensen also agreed Barton Hyte  
Ed Nilsson spoke in support of Bob Schaeffner  
Steve Leverone spoke in favor of Bob Schaeffner

Mr. Hyte suggested the board meet before their next meeting to discuss. The town planner will send a doodle poll to determine a time.

**Discussion of planning projects for upcoming year.** The town planner explained that the MBTA section 3A zoning compliance needs to be completed by the end of 2024 so it will need to be on the warrant for May. The town planner ran through the history and schedule and answered board questions on the process. The process needs to begin in September.

A motion was made and seconded to adjourn All in favor.

Respectfully submitted,

Rebecca Curran