

Marblehead Planning Board  
Minutes  
December 14, 2010

Members present: Phil Helmes, Jim Bishop, Kurt James, Edward Nilsson, Karl Johnson and Russell Beck. Other present; Becky Curran town planner

A quorum being present the meeting was called to order at 7:35 pm in the Selectmen's meeting room in Abbot Hall.

Form A - ANR - Anderson Street - Rockett

This application and plan shows a subdivision that received board of appeals approval for dimensional relief. A motion was made a seconded to endorse the plan as approval not required. All in favor.

Mound Road

The board had received a plan showing set up site visit set up for Saturday December 18, 2010 at 8:00 am on site to look at the cul de sac.

Cont. Public Hearing Smart Growth Plan Approval -- 94 Pleasant Street -- ICECATT LLC

Peter Ogren Hayes Engineering – Project Engineer, stated that the site is less than an acre adding a small amount of impervious area. It should result in a slight decrease in runoff. He has met with Marblehead water and sewer asked him to look at infiltration run off and plans to connect down spout to underground. He went on to say that the site is fairly flat and that the YMCA pool is below ground area will be filled with level crush stone to put water storage. They have not tested yet and do not plan to design until the demo is completed and perc tests can be performed. Each unit will have a separate water meter. Water supply both domestic and fire protection. It will be designed for a 25 year storm.

Mr. Ogren explained that there have been some changes in the site plan. The circulation has changed since the Fire Chief wants to ensure there is an area to put fire truck next to the building. This resulted in a change from diagonal parking to parallel. The traffic flow changed to exiting on Pleasant Street.

Mr. Ogren also explained the utility poles and that the Electric Light Department Utility will be making some changes in the area and the developer will work with them on location of electric service.

Mr. Ogren was asked whether the underground storage tanks have been removed. He stated that the oil tanks have already been removed from the site.

The Planning Board's Chris Ryan of Meridian Engineering presenting the peer review analysis of the engineering portion of the project. Charlie Ware the main engineer was unable to be here tonight and Mr. Ryan is presenting his work for him.

Main point was that the developer is asking the board to approve before the drainage has been designed. Record the basic pre improved drainage analysis to see.

Drywell or rain garden to introduce more infiltration on site basic design. There is no NPDES requirement. They should develop a short and long term maintenance program

Board asked that the drainage system be designed for the next meeting so that the town can have a review of it prior to approval. If perc tests cannot be performed then the results can be within a range. The developer agreed that this could be done.

Mr. Ryan recommended that invert be shown on the Essex Street sewer connection. Also show site distances giving us the site distances for th driveway. It appears like it works but wants that information from developer. Mr. Ogren stated that he would have the traffic person get that information.

24 spaces are required and 24 are being proposed spaces are 22 parcel

Jane Mace 88 Essex St. – Asked if asbestos has been removed. Developer stated that an asbestos removal is being done in accordance with DEP regulations. Concerned about storm water. Already has flooding problems. Mr. Helmes reiterated that the board has asked

Carric Thomas 1 Essex St. concerned with storm drains and which way is the water will be directed. The developer explained that roughly ½ to Essex ½ to Pleasant St and there will be on site contact drains to store excess water.

The applicant stated that it is not necessary since the new use is so much less intensive than the former use. The neighbors want signage on site on Essex St "left turn only". The board agreed and the developer agreed that this could be done.

Jennifer Spugin asked about the area where the pool is presently. The developer stated that that would not be built upon.

Chet Stout 1 Essex Street also requested that a landscape plan be developed.

The board also will require a landscape plan to be submitted prior to the next meeting so it can be conditioned by the board as part of the approval.

Peter Pitman presented the plans he stated that made some changes based on the recommendation of Dana Weeder the peer review consultant. A lot of the recommendations were based on making the building substantially smaller which he did not adopt. He could not make a 0 lot line because the 18" overhang is important to the looks of the building. He did adopt landscaping on Essex Street and along the park side

building, moved the dumpster inside, including a fence. Included an HP space. The primary entrance will still be on Pleasant Street. It is the most accessible and convenient location.

Mr. Pitman presented the shadow study park is in shadow. The back of building is now not as visible lower the roof could not indent due to interior constraints.

The issue of commercial space was discussed. A lengthy discussion ensued. Lisa Mead Town Counsel explained that if the developers are claiming that including commercial space makes the project uneconomic then we would need to see the proformas to prove why if they are using that as a criterion.

Kurt James asked if we could get a list from the peer review consultant on which of his recommendations are to bring the plan into conformance with the regulations and which are simply preferences to improve the project. Where the plan does not conform and where waivers are being requested. The planner was asked to get this information for the next meeting..

Ed Nilsson wanted the developer to explore making the school street side as interesting as the park side. He asked the architect to explore more fenestration on School Street side of the building. The changes to the plan are an improvement but more could be done. Dormer across top or multiple sheds might be able to accomplish better look and address the scale issue on that side. It is mainly a construction cost issue. Look at shifting the corridor on the third floor.

The issue of snow removal and storage was raised.

Jen Spungin - 13 Essex Street – asked if a traffic study had been done. Also asked to explain the shadow study.

The issue of commercial space was raised again. Mr. Lynch said that they want a waiver because of parking considerations.

George Wattendorf 14 Miller Lane Swampscott – when he was applying for smart growth the bylaw was written that the commercial can be waived and he did not think he had to do it because the bylaw said it could be waived.

Becky Curran stated that it is her opinion that there must be commercial space on the ground floor along the Pleasant Street side.

Commercial space 25% required a discussion on the history of the bylaw. Mr. James stated that he was on the smart growth committee and that the bylaw was presented and Yes there was a decision to add a provision for a waiver of commercial space but no committee or town meeting could dictate what the plan approval authority (the planning board) would waiver or not waiver in the future. Bylaw is clear board asked for commercial space.

Jim Bishop stated this project is looking towards the future; no one is selling condos in this market so apply the same logic to the commercial space. The Board uniamously agreed that

Public Hearing – 1 Doaks Lane – Site Plan Approval

Walter Jacobsen architect for the applicant presented a proposal to add 595 square feet to an existing single family structure located within a harbor front district.

The public portion of the hearing was opened Judy Swanke Orne Street was interested in the process.

A motion was made and seconded to close the public hearing. All in favor 5-0

A motion was made and seconded to approve the plan as submitted with the usual conditions. All in favor 5 -0

Motion to adjourn 10:25 p,m

Respectfully submitted

Rebecca Curran