

Marblehead Planning Board

Minutes of Meeting

October 20, 2016

Members present: Rossana Ferrante, Barton Hyte, Ed Nilsson, and Jim Bishop. Others present Rebecca Cutting town planner

A quorum being present Edward Nilsson Vice Chairman called the meeting to order at 7:30 PM

Scheduled for October 11, 2016, the Marblehead Planning Board continued this hearing with no evidence taken until tonight. Robert McCann attorney for the project introduced Mr. Sheldon Frisch the applicant. Mr. McCann explained the applicants are requesting approval for the issuance of a site plan approval special permit for the construction of an addition to a single family structure within a shoreline district. Mr. McCann explained that the project was initially given a building permit in error, it was not realized that part of the building was in the shoreline district. All work has ceased since it was discovered and the owner applied for a site plan special permit. He went on to explain that the subject property is located at the end of Robert Road and consists of approximately 36,158 +/- square feet of land. It has twenty feet (20.76) of frontage on Robert Road and is within a single residence and shoreline single residence district. The property presently has a single family structure. The addition to 84 Robert Road has been designed to match the prevailing style and character found in the area. The proposed addition placement on the site and sits well below the abutting property to the southwest. The lot is very large three times the size that zoning requires, nestles into the landscape below a substantial rock outcropping, allowing it to remain completely out of its neighbors' site-lines to the ocean. The orientation of the addition is in line with the existing house elevation and orientation and chosen to maximize views to the water while being respectful of the privacy of its neighbors.

The board discussed the visibility of the lot and the building materials to be used. Also they discussed a landscaping plan, the amount of tree removal and the visibility of the house from the shoreline. The board asked that a final landscape plan be submitted prior to a certificate of occupancy and that the building shall remain beige or muted color to minimize its visual affect from the shoreline and adjacent public land. The stone retaining wall should have ivy or some similar vine planted at its base to soften the look of the retaining wall. Also there shall be no additional retaining walls without returning to the board. Mr. Nilsson asked about lighting. The applicant agreed that all lighting will be directed downward and no security lighting is permitted which projects outward or upward. There was more discussion on tree removal and the board will required that vista

pruning and tree removal for utilities maybe done however there shall be no cutting trees greater than 6" caliper in size. Mr Bishop asked where the HVAC compressors would be located. It was agreed that they would find an aesthetically unobtrusive location.

The chairman asked if there was anyone who wished to speak on this proposal. There was no one in the assembly that wished to speak. A motion was made and seconded to close the public hearing. All in favor. A motion was made to approve the Application as complying with the requirements for the issuance of a Special Permit subject to the usual conditions and the conditions discussed (4-0) Ferrante, Bishop, Nilsson and HYTE, in favor

Administrative change Lot 3 7 Cloutmans' Lane

Attorney Robert McCann explained that they were requesting revisions to previously approved plans on lot 3 of 7 Cloutman's Lane. Bill Willis developer was also in attendance they explained the changes which they feel are minimal to relocate air conditions condensers and to replace a deck with a patio larger than what had been proposed. On the front elevation removing two decorative dormers and changing a windows on the left side elevation add two steps down in place of the deck and remove a window, the right side remove three windows. Replace the approved bulkhead with a basement door and change French doors from 3 panels to two panels. The changes do not result in changes to the gross floor area.

A motion was made and seconded to approve the changes administratively. All in favor

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

Respectfully submitted,

Rebecca Curran Cutting