

## Marblehead Planning Board

June 13, 2017

Members present: Bob Schaeffner, Rosanna Ferrante, Ed Nilsson, Jim Bishop and Barton Hyte. Other present Rebecca Cutting – Town Planner

### Public Hearing Site Plan Approval Special Permit – 12 Pequot Road - Sabin

Craig Bosworth architect representing the applicants Doug and Nicki Sabin explained that the property is on a dead end road on an 18,000 plus square foot lot. It is the only house without a garage on the street. The existing open space ratio is 2.1; the garage is located where it is because the front door is setback. Two garage doors will be facing the street with a gable, clapboard siding and corner boards to match existing. The project will be going to board of appeals for dimensional relief. The site plan maintains a large tree and more landscaping in front will be added and a pedestrian walkway. The garage is sited in a flat location and then the lot has a steep slope down to harbor.

Ed Nilsson mentioned that the elevation shows three windows the plan shows two. The architect said the elevation with three windows is correct.

Jim Bishop asked what the distance from the side is. The architect answered 17 feet from corner to property line 21 feet at the Street. Bob Schaeffner asked if there is an existing curb cut. There was discussion on the size of the curb cut. The Town Planner suggested that the board include a condition requiring conformance with town's curb cut regulations

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

A motion was made and seconded to approve the application with the standard conditions and conditions on the curb cut. All in favor.

### Public Hearing Site Plan Approval Special Permit - 5 Sunset Road – Sokol

Paul Lynch the project Attorney introduced the applicant and property owner Julius Sokol and the project architect Derek Bloom. He explained that presently there are two separate buildings on the property and the proposed plan is to remove the existing buildings, build a new house on the footprints of both buildings and filling the area between the buildings. The lot is very tight and the design maintains the existing ridge height and maintains the street elevation of 14 feet. Additionally the sideline will not be reduced. Derek Bloom went through the plans stating they were not expanding foundations they will stay the same dimension with connection. Both structures framing will be demolished. He referred the board to a diagram in the application that shows the relationship between the old and new foot print. They do not expect to blast will only use the actual existing foundation if it were structurally possible. There is a tight radius and parking will be two car garage takes parking off street and one off street guest spot. He went through the interior layout.

Ed Nilsson asked what the panel siding is made of. The architect responded that it would be either metal or cement board sheets. He stated there was no relief needed for open space but a special permit for building height front and side setbacks are needed from the board of appeals

Barton Hyte asked if the deck was on the water it was answered no and the stairs are not changing  
Rossana Ferrante asked if they assume the foundations will not be used. Barton Hyte asked if there will  
there be blasting. Paul Lynch said the height and side are already in existence. He also stated that the  
area has a lot of summer cottages and a variety of houses that have been expanded.

Rossana Ferrante asked if they had met with neighbors

Chairman opened the hearing to the public.

Attorney Steve Lovely representing the Pelletier's, said they have not met with the neighbors. They  
attended the conservation hearing. Sunset Road is a private way there are not two houses on the lot just  
one. Ms. Pelletier lives next door and has view of harbor will lose part of her view  
It is a non-conforming lot and non-conforming structure very tight they do have some parking  
The size and architecture is not in concert, the dwelling unit is only one with an accessory building  
He was concerned that the photos proposed diagonal views take out the conjecture reduce conflict

Arthur McGowan not interested in something that eliminates view concerned about size of building and  
impact.

Joe Davis 85 Overlook Road been there for over 30 years and is a member ocean park civic league never  
seen anything at this scale in the neighborhood. He has a pleasant relationship with the owners but  
weren't approached. He echoed that the second building is not occupied and fears views will be  
obstructed.

Barbara Doris Eagan 5 Sunset Road is concerned with the elimination of the space between the houses  
and the effect the run off will have.

Ed Nilsson suggested that the runoff is technical issue that can be and capturing run off on own property  
is a requirement

Paul Lynch acknowledge that the smaller structure is a guest house not a single family structure

The board suggested a site visit be schedule. A site visit was scheduled for 8:30 AM Friday June 23 at 5  
Sunset Road. The board asked that an open space ratio calculation sheet be submitted and they try to  
create a dialog with the abutters.

A motion was made and seconded to continue the public hearing until July 11, 2017 at 7:30 PM. All in  
favor.

#### Public Hearing Site Plan Approval – 126 Front Street

Paul Lynch explained the project. An existing accessory building faces circle street access on Circle and  
front Streets the building is about to fall down and needs to be replaced. The new building will be in a  
slightly different location. The Size of existing building is 423 sf and the new building will be 490 sf.  
40 of the new building will be space under a deck due to a large slope creates are under the building  
that is over 5 feet. The project received a certificate appropriateness from the Old and Historic Districts  
Commission. They went to the board multiple times focused on the north facing windows  
Zoning board corner sideline  
Barton Hyte shows a

Ed Nilsson asked if the building would have plumbing water electric. The architect answered yes and the exterior will have 1/8 cedar planks to skirt boards other OHDC conditions the existing studio is higher – dropped a foot to maintain the proportion.

Rossana Ferrante asked if there would be room for Parking construction vehicles on site  
The chairman asked if anyone wished to speak. No one spoke  
A motion was made and Close the public hearing 5-0

A Motion was made and seconded to approve the application with the standard conditions and a condition to have construction vehicles park on site. All in favor

#### Site Plan Approval - 14 Crowninshield Road - Rosenswig

Bob McCann Attorney presenting on behalf of David Rosenswig applicant explained the applicant has worked for a year on the plans and approached neighbors periodically. The Speiss' who live next door voiced concerns. They will present the plans tonight but are going to continue to work with the neighbors and are not looking for a vote tonight they will continue to work with the neighbors asking for a continuance until July 11.

Mr. McCann went through neighborhood houses stating the character and mix is significant. This site has two houses and went to the board of appeals in 1974. He handed out materials marked as Exhibit b. He went through criteria grading modification minimal a small retaining wall for drainage went through concom, the area in front will remain natural, the driveway for the property is in the back garage still from rear. The architect talked about the height and location of the structure. Discussion ensued on design and problem with the bulk they will take another look.

Ed Nilsson suggested it is likely something will happen, the buildings were not maintained well

Chris Hunter 6 Davis – appreciate the conversation and good from his perspective. It would be helpful to see story poles the gable on their side and has express concerns.

Paul Lynch representing the Speiss's involved for a month good dialog. They are concerned about the view and bulk.

Bob McCann stated the applicant will continue to talk to neighbors and be back at the July 11 meeting  
Bob Schaeffner said it would be helpful to have computer pictures. Paul Lynch suggested a sample board. Jim bishop asked for a more detailed landscape plan and question of windows wants details and the impact of west gable and the dining room area.

A motion was made and seconded to continue the public hearing until July 11, 2017 all in favor

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

Respectfully submitted,

Rebecca Cutting