

Marblehead Planning Board
Minutes of Meeting
October 10, 2017

Members present: Robert Schaeffner, Edward Nilsson, Rossana Ferrante and Barton Hyte. Other present: Rebecca Cutting – Town Planner.

A quorum being present, the meeting was called to order by the Chairman at 7:30 PM. The board began the meeting by asking for a moment of silence for Jim Bishop, a longtime member of the planning board that died last week. Ed Nilsson noted that Jim had served on the planning board continuously since 1982. All agreed that Jim would be greatly missed.

Approval Not Required – Lime Street Tioga Way

Paul Lynch Attorney presented plan explaining that this was subdivision of a parcel of land into two lots and does not create any non-conformities. The board found that the division of the tract of land shown on the plan is not a “subdivision” because it shows a proposed conveyance, which separates the lots in such a manner so that both have adequate frontage. The board endorsed the plan.

Public Hearing Site Plan Special Permit – 6 Davis Road – Hunter

The chairman opened the public hearing. Veronica Hobson Architect explained that the applicants are seeking approval for the issuance of a site plan approval special permit for the construction of a building that is an accessory to an existing single family structure. The applicant’s requests permission to construct an accessory building on the property at 6 Davis Road. She explained the property is located on approximately 55,150+/- square feet of land, within an expanded shoreline single residence district and expanded shoreline district.

The property is presently has a single family home and a pool, tennis court and garage building that is in disrepair. The proposal is to remove the existing single car garage, shed and in ground pool. The structure conforms to all dimensional regulations. The new structure will be clad in cedar shingles and was designed to be in harmony with the existing homes.

The chairman asked if there was anyone from the audience that wished to speak in favor or opposed. Mr. Gary Speiss representing himself and his wife Betsy stated they were in favor of the project. No one else wished to speak. A motion was made and seconded to close the public hearing. All in favor

Discussion ensued and the board found that the accessory building has been designed and architectural detailed is to complement the style of the existing primary residence on the property. The proposed house has been sited to minimize the amount of earth disturbance. The proposed residence is replacing an existing pool and garage building that is in disrepair with a careful attention to architectural scale and form. External emissions are those customarily associated with a single-family house. The driveway access point is the same relative location as the existing. The entry court of the house allows ample room for accessing the garage as well as turning around vehicles.

A motion was made and seconded Board voted to approve the Application as complying with the requirements for the issuance of a Special Permit subject to the standard conditions (4-0) Nilsson, HYTE, Ferrante and Schaeffner, in favor.

Respectfully submitted

Rebecca Cutting