

Marblehead Planning Board

October 10 2018

Members present: Andrew Christensen, Edward Nilsson, Jim Bishop, Bob Schaeffner, Barton HYTE. Others present Rebecca Cutting Town Planner

A quorum being present the meeting was called to order by the chairman at 7:30 pm

Approval Not Required – Pinecliff Drive

Robert McCann Attorney presented plan explaining that this was a swap of land from # 27 to #29. Frontage is not affected and it is noted on the plan that the area is not a building lot. 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 adds to/takes away from lots in such a manner so that no lot frontage is affected. The plan was endorsed by signature.

Public Hearing – Site Plan Approval - 14 Crowninshield Road

Attorney Paul Lynch appeared on behalf of the Applicant he explained that the property, at 14 Crowninshield Road consists of a single family dwelling and an accessory building located on a lot with 15,695 square feet in a the Shoreline Expanded Single Residence District. The proposal includes razing both the single family dwelling and accessory building and the construction a single family dwelling on the lot which has less than the required lot area, lot width , rear and side yard setbacks as well as exceeding the allowed height for the district.

Attorney Lynch explained that the side yard setbacks were being improved from 9.3 feet to 23.5 feet and the rear yard setback was remaining the same as presently exists. The height was the result of a 12.45 foot grade change from the front to the rear of the dwelling. The project will need approval from the Conservation Commission. When completed the open area ratio will be 1:2.74 which greatly exceed the required 1:1. The stated they had worked with the abutters to address concerns and the design.

Project Architect Walter Jacobs went through the site plan criteria, architectural design features -Demolishing two existing homes works with the neighborhood aesthetic typical gable forms wood shingle siding, the are working with the grade changes to minimize disruption of the land, on the east side improving side on west side as well to conform Ed Nilsson asked if the 23.5 foot sideline includes the 18” overhang into the side yard. He felt it could intrude.

No one spoke in favor or opposed

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

A motion was made and seconded to approve with the standard conditions 5-0 . All in Favor

Public Hearing – Site Plan Approval 118 Front Street

Attorney Paul Lynch appeared on behalf of the Applicant together with Kyle Donovan , the proposed new owner of the property, special permit to remove the existing abandoned four family dwelling and construct a new single family dwelling which will exceed the allowed height in the Shoreline Central Residence District in addition to a detached garage. The proposed dwelling will be at the same height as the existing structure at 31'10/34". Except for height relief the proposed construction will conform to all of the dimensional requirements of the Zoning Bylaw for the district. Paul Lynch said the property was unusual in historic district a four family dwelling. They had a long process with Old and Historic Districts Commission (OHDC) several informal then a public hearing requiring that the building be torn down and rebuilt. In the past the arch went to OHDC to get approval to rehab the house and interior demo began and it was realized it was not possible. Ask the OHDC to rebuild after many discussions they agreed provided that certain condition such as site visits periodically to make sure it is in compliance. Attorney Lynch provided the Board with copies of the Certificate of Appropriateness from the OHDC. It will be abandoned as a four family and rebuilt as a single family home.

Ed Nilsson asked if any materials will be reused. The architect answered that old beams are to use and exposed and some flooring. He noted that the exterior is not original except for a door which they will reuse. Presently the windows have been replaced and the siding is vinyl.

The architect talked about the landscape plan which will include a driveway in same space paver drive – driveway, wall remains.

The chairman opened the public portion of the hearing asked if anyone wished to speak

Bill Indresano 114 Front Street stated that the eaves last week fell . The place is derelict and a danger. He is happy to see this project move forward

Ed Morris 125 Front Street In favor of project and eye sore worry and fire hazard

William Stevenson 116 Front St asked a technical question whether the driveway is paved presently slopes to house getting water. The applicant answered that the drainage will be managed the proposed driveway will be pea stone with an asphalt APRON at the street TO Keep stormwater on property

Bruce Kosakowski 24 Circle Street asked if building will be same height as now

Nancy Parker 119 Front Street in favor

The board went through findings

The building went through an extensive review by the Old and Historic Districts Commission process in order to attempt ensure the new building will replicate the existing building with close attention to details as approved by the Old and Historic Districts Commission.

The new building will be located in the same location as the existing building. The existing stone wall will be preserved. The location and design of the new structure will result in minimum grade change and disruption of any natural resources.

The proposed construction does not meet the Dimensional Regulations of the By-Laws. A special permit from the board of appeals will need to be obtained for dimensional relief for height. This is due to the Old and Historic Commission requiring that the dimensions of the new house match exactly the dimensions of the existing house. This includes going over the maximum allowable height.

The new structure is in character with the style of other houses in the immediate area. Due to conditions by OHDC

The use of the building will change from four family to single family which is more in keeping with the neighborhood

The plan utilizes the existing driveway opening. The same general driveway location and continued residential use will have no impact on traffic patterns or circulation.

The use and construction of the new building will not result in any external emissions or environmental impacts. The driveway will be surfaced with pea stone with an asphalt apron. The pea stone will create a pervious surface and the asphalt apron will keep the pea stone contained. The property had been used as a multifamily for many years, then was abandoned, it will now be a single family use which is less intensive and consistent with the neighborhood. The building will be located in the same location as the existing house and will not affect existing views.

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

A motion was made and seconded to approve with the standard conditions 5-0 all in favor

Old Business

The board discussed having a public meeting to gather information on short term rentals. It was Decided that if there were no public hearings scheduled for the board regular November meeting we would have the meeting then otherwise the planner would send out some proposed dates.

The board discussed the zoning project from last year and decided to proceed with the

Recodification and any substantive changes will be in separate articles so that they can be addressed individually. It was decided not to include the home occupation article since town meeting had specific objections to that amendment.

The board decided to look at the issue of in-law apartments the following year and not this year.

A motion was made and seconded to approve the September meeting minutes. All in favor

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

Respectfully submitted

Rebecca Cutting