

Marblehead Planning Board

Minutes of Meeting

February 14, 2023

Board met in session at 7:30 p.m. via ZOOM Conferencing

Present (constituting a quorum): Robert Schaeffner, Chair, Edward Nilsson, Barton Hyte, Rosanna Ferrante. Others present: Rebecca Cutting – Town Planner

The Chair called the meeting of February 14, 2023 to order. All members of the Board are participating remotely. The following roll call was taken: Mr. Nilsson – present; Mr. Hyte-present; Ms. Ferrante – present and Mr. Schaeffner – present.

Approval Not Required – 175 Beacon St/Beacon Hill Rd – Keenholtz

Attorney William Quinn was present to explain the reconfiguration of two lots to create three new lots all with required frontage.

A motion was made and seconded to endorsement the Approval not required plan. All in favor

Approval Not Required – 208/212 Green Street - Hogan/Hagar & Gibbons

This ANR is for reconfiguration of property lines.

A motion was made and seconded to endorsement the Approval not required plan. All in favor

Old/New Business

Discussion ensued on the ADU zoning article submitted for town meeting and the need for a time limit on the definition of short-term rental. The board discussed and agreed 90 days and we would need to amend the article. The Town Planner reported that in addition to the Planning Board's zoning article a citizen article was received to change our subdivision rules and regulations. She said she will invite the proponent to explain the intent. She also issued a reminder that the zoning hearing required for the Annual Town Meeting will be on April 11, 2023 at 7:30 PM.

The Town Planner updated the board on MBTA zoning the town has received a grant from the state in the form of a consultant to assist us in the analysis needed.

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

Respectfully submitted,

Rebecca Curran Cutting
Town Planner