

Marblehead Planning Board

March 14, 2023

Minutes of Meeting

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

The Chair called the meeting to order. All members of the Board are participating remotely. The following roll call was taken; Mr. Nilsson – present; Mr. Hyte-present; Mr. Christensen – present; Ms. Ferrante and Mr. Schaeffner – present and Mr. Leverone – Associate member present. Others present: Rebecca Cutting – Town Planner

7 Buena Vista Drive – MGL Ch 40A Sec 16 finding – Adams

The town planner explained that after an application is denied by the Board of Appeals it may not come back to the board unless, pursuant to M.G.L. c. 40A §16, a finding that specific and material changes are made by both Planning Board and the Board of Appeals by a super majority. The board is determining whether changes that have been made are specific and material changes.

Matt Wolverton, the petitioner’s attorney explained the resubmission. 7 Buena Vista Road is located in the single residence district. The owners originally filed an application for a proposed addition to their home in July of 2022. A hearing was held before the Zoning Board of Appeals on September 27, 2022, the Board subsequently denied the application by a vote of two in the affirmative and three in the negative. The Petitioner then worked with their architect on a re-design.

Although not relevant to the planning board review, they submitted written approval of most of the neighbors and stated that there was no opposition.

The Petitioner’s Architect then presented the architectural drawings to the Board highlighting the specific and material changes made to the prior application. These included pushing the proposed addition further back from the front lot line by 7’ and 1”, thereby adding depth to the front elevation and allowing the existing established tree and landscaping to remain, further breaking up the line of sight; changes to the location and layout of the windows in the proposed addition; the height and slope of the roof line being re-designed to provide additional depth and dimension to the front elevation, as well as to minimize the impact of the proposed addition on the front elevation and to reduce the scale of the proposed addition in comparison to the existing structure; and the proposed addition being reduced by a combined total of thirteen square feet of gross floor area.

The Chairman asked if anyone wanted to speak on the application. No one spoke in favor or opposed.

A motion was made and seconded to decide that the changes are specific and material. All in favor.

Question and Answer sheet on ADU’s

The board reviewed the Q and A developed to help citizens understand. The board discussed and decided to add a question on existing illegal ADU’s and made changes to some language.

Adjourn

Respectfully submitted,

Rebecca Curran

