

Marblehead Planning Board

Minutes of Meeting

October 10, 2023

The Board met in HYBRID session at 7:30 p.m. at Abbot Hall and via ZOOM Conferencing

The following members were present constituting a quorum: Robert Schaeffner, Barton Hyte, Marc Liebman, Edward Nilsson, and Steve Leverone Associate member. Others present -Rebecca Curran Town Planner.

The Chair called the meeting of to order at 7:30 PM

Public Hearing - 169 Jersey Street – Site Plan Approval Bailey

The petitioner Jim Bailey and his Architect Bruce Greenwald explained the proposal for an addition to an existing single-family home. The addition is infilling a corner and is 564 square feet in size and located within a shoreline district but out of conservation jurisdiction. The architect submitted letters in support from several neighbors.

The chair asked if there was anyone in the assembly that wished to speak on the application. No one spoke in favor or in opposition. 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. All in Favor

Public Hearing - 1 Stacey Street –Site Plan Approval - M/R Rockett

Bob Schaeffner recused himself from this hearing.

The petitioner was asked if they wished to proceed with a four-member board or if they would prefer to wait until there are five members. The petitioner, through their attorney agreed to proceed with four.

Member Edward Nilsson chaired the meeting.

The petitioner's Attorney Paul Lynch and Architect Walter Jacobs explained the proposal. Mr. Lynch said the property is the former Bartlett Garage and the proposal is for a second story addition consisting of 1,036 sf located above a portion of the current structure and is a 30% increase in GFA. The addition will result in a height increase from 14' 7" to 22'. It is located 12 1/2 feet from the nearest abutter and they are counting open space under mezzanine. Footprint will not change. It is in the historic district, and they appeared four times made many changes before a Certificate of Appropriateness (COA) was issued.

The project results in no increase in town services. The use is a garage for storage for cars collector and working on cars above ground. The architect Walter Jacobs- explained the architectural details. This project needs approval from OHDC Planning Board and zoning board of appeals. The project went through many changes as a result of the OHDC review.

Board members asked about the use of the second floor. The board asked for clarification of a concern from letters that there will be a club or parties. Mr. Lynch said that was not true. It will be used for office for administration and records. Special permit no evening parties will be held.

Public hearing Kathy Walters abutter between Washington and Stacey she asked for the dimension of the addition is it solid floor or open to garage. The architect responded 40' x 28' 50% is open to below and 14' x 40'. The reason it was left open is to allow lefts to stack the cars.

Cliff Blogus 2 Stacey Court He stated he is concerned that there is daily activity now and is concerned. He wanted to verify that the use will be just be storage of cars. – use is a parking facility no pollutants strictly for storage cars.

Three letters were read in opposition Katherine Howe 30 Washington Street with concerns on light and air due to addition, concerned about use as a gentleman’s club or Airbnb. Donata Vercelli 16 Stacey concerned about a large addition, Louis Hyman 30 Washington Street – concerned about purpose and recreational space. He felt the HVAC was not shown. The board verified that the HVAC was shown on plot plan.

Ruth Ferguson 28 Washington Street concerned that notice indicated that comments had to be in writing.

Appearance addressed by OHDC does not go to max height or hearing usage and intensity

Carol Cohen 1 Stacey Court concerned that there will be car rallies and asked if there was a bathroom and kitchen. The applicant said there is an existing bathroom and no kitchen and no intention to have a kitchen.

A motion was made and seconded to Close the public hearing. All in favor 4-0

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

Mariner – 265 Pleasant Street - Stormwater

Sign off on land disturbance permit. VHB Engineer for Mariner is present online. Members have reviewed the final stormwater report and the town’s peer review engineer Haley and ward Scott Miller reviewed and approved,

The report was submitted to the board, and we sent to the town’s stormwater engineers Haley and ward who reviewed and recommended approval. The mariner engineer and the town’s superintendent of water and sewer Amy McHugh re ion line if the board has any questions.

Amy McHugh the DPW Director stated that the stormwater went according to plan.

A motion was made and seconded to approve. All in favor 5-0.

MBTA Zoning -

The board discussed possible meeting format dates for a remote forum and then an in-person date for visioning session – 23rd or 26th 7 pm . The town Planner will send out a poll to verify date.

Agreed the would be two meetings format one in person and one remote online.

The board discussed the idea of forming a task force to get broader representation and buy in as we develop the plan.

Minutes

A motion was made and seconded to approve the September 12m meeting minutes. All in favor 5-0

A motion was made and seconded to adjourn. All in favor 5-0

Exhibits

Application 169 Jersey Street dated September 19, 2023

Site plan of land 169 Jersey Street Marblehead, Property of James & Margueritte Bailey” dated August 15, 2023, prepared by North Shore Survey Corporation.

Architectural; Plans prepared by Bruce Greenwald Architect entitled Bailey Residence Sheets A-1, A-2, A-3, eX-1, EX-2, EX-3. Photographs 1 sheet

Letters Adam Ferrante, Katia Enscoe 165 Jersey Street, Bradley & Katie Rogers 168 Jersey Street; Julie Fitzgerald 170 Jersey Street; Dana & Barbara Kiernan 24 Sunset Road.

Application 1 Stacey Street dated September 2023

The Plot Plan entitled “Zoning Board of Appeals Plan, 1 Stacey Street, Marblehead, Property of 1 Stacey Street LLC” dated August 16, 2023, prepared by North Shore Survey Corporation.

Architectural Plans and Renderings prepared by Walter Jacob Architects dated 09/12/2023 scale 1/8” = 1’-0 consisting of the following sheets: CS 1 Cover Sheet; P 1 Proposed Renderings; P 2 Existing Conditions Photographs; X1 Existing First Level Plans; A1 Proposed First Level Plans; X2 Existing Roof Plans; A.2 Proposed Roof Plans; A.3 Existing and Proposed South Elevation; A.4 Existing and Proposed West Elevations; A.5 Existing and Proposed North Elevations; A.6 Existing and Proposed Rear Elevations

Letters Louis Hyman 30 Washington Street; Katherine Howe #0 Washington Street; Donata Vercelli 16 Stacey Street

Stormwater Verification memo – VHB dated September 18, 2023

As Built & Certification Letter Haley and Ward dated October 1, 2023

263-269 Pleasant Street Final As Built Plan prepared by Meridian Associates dated August 25, 2023