

Marblehead Planning Board

Minutes of Meeting

November 14, 2023

The Board met in HYBRID session at 7:00 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, Edward Nilsson and Steve Leverone Associate member. Others present - Rebecca Curran Town Planner.

The Chair called the meeting of to order at 7:00 PM

MBTA Zoning

The board discussed the schedule for adopting zoning, the two forums that were held, information received and process moving forward which will involve stake holder engagement, the planner will set up focus groups.

7:30 PM Public Hearing – 3 Mooring Road – Site Plan Approval

The petitioner, through his attorney Matt Wolverton explained the proposal for an addition to an existing single-family home located at 3 Mooring Road on a 25,900 square foot lot in an shoreline expanded single residence district. The proposed construction includes the demolition and removal of an existing single-story garage and the construction of a new two-story replacement garage and second floor balcony; removal of portions of the existing asphalt driveway; reconstruction and re-alignment the existing asphalt driveway; construction of an uncovered outdoor living area; Exterior work and landscape as shown on the Site Plan.

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 – 84 Harbor Avenue –Site Plan Approval – O’Neil

A motion was made and seconded to continue the public hearing with no evidence taken until the board’s next regularly scheduled meeting, December 12, 2023, at 7:30 PM. All in favor 5-0

Minutes

A motion was made and seconded to approve the October 10, 2023, meeting minutes. All in favor 5-0

Adjourn

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

Exhibits – the board reviewed the following materials:

A Survey entitled “Existing Conditions, Surveyed Plan of Land, to accompany a Site Plan Application to the Marblehead Planning Board for Re-construction of an Existing Garage & Re-purposed Outdoor Living Area/Kitchen & Site Work/Landscaping, located at #3 Mooring Road, Marblehead, MA” having a scale 1” = 20’, dated October 7, 2023, drawn by Patrowicz Land Development Engineering, 14 Brown Street, Salem, MA 01970.

A Survey entitled “Proposed Scope of Work, to accompany a Site Plan Application to the Marblehead Planning Board for Re-construction of an Existing Garage & Re-purposed Outdoor Living Area/Kitchen & Site Work/Landscaping, located at #3 Mooring Road, Marblehead, MA” having a scale 1” = 20’, dated October 7, 2023, drawn by Patrowicz Land Development Engineering, 14 Brown Street, Salem, MA 01970.

Architectural Plans drawn by Architect Craig Bosworth, Bosworth Architects, LLC, 78 Front Street, Marblehead, MA 01945 dated September 9, 2023, consisting of:

- C Cover Sheet
- EX1 Existing Floor Plans
- EX2 Existing Exterior Elevations
- A1 Proposed Floor Plans
- A2 Proposed Exterior Elevations