

## **Marblehead Planning Board**

### **March 27<sup>th</sup>, 2025 Minutes**

The Marblehead Planning Board convened on the evening of March 27<sup>th</sup>, 2025, to hold a public hearing on Article 23 scheduled for the May 2025 Town Meeting. The public hearing for this article was posted in accordance with Massachusetts General Law Chapter 40A, Section 5.

The following warrant article was opened for public hearing on March 27<sup>th</sup>, 2025:

ARTICLE 23: Amend Zoning Bylaw - 3A Multi-Family Overlay District

The board had a quorum with members Andrew Christensen, Barton Hyte, Edward Nilsson, Marc Liebman, and Steven Leverone present. Town Planner Alex Eitler facilitated the meeting.

Planning Board members present for the March 27th public hearing:

Edward O. Nilsson	Member
Marc Liebman	Member
Steve Leverone	Associate Member
Andrew Christensen	Member
Barton Hyte	Member

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The Planning Board opened the public hearing at 7:00pm, March 27<sup>th</sup>, 2025. Andrew Christensen opened the public meeting and took roll call attendance.

### **Zoning Public Hearings for the May 2025 Town Meeting**

1. MBTA 3A Zoning Compliance (Continued to April 11)

Board member Barton Hyte motioned to continue the public hearing for Article 23 to April 8<sup>th</sup>, 2025. Marc Liebman seconded the motion and polled the board. The board voted unanimously to continue the public hearing on Article 23 to April 8<sup>th</sup>.

The vote: To recommend that Article 23 be continued to April 8<sup>th</sup>, 2025

**Vote History for the MBTA 3A By-law Zoning District(s)**

Edward O. Nilsson	Member	In Favor
Marc Liebman	Member	In Favor
Steve Leverone	Associate Member - <b>voted in place of Bob Schaeffner</b>	In Favor
Andrew Christensen	Member	In Favor
Barton Hyte	Member	In Favor

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**Meeting Close**

Board member Andrew Christensen motioned to close the public meeting. Barton Hyte seconded and polled the board. The board voted unanimously to close the public hearing (5-0).

**Vote History to close the March 27<sup>th</sup>, 2025 public meeting**

Edward O. Nilsson	Member	In Favor
Marc Liebman	Member	In Favor
Steve Leverone	Associate Member - <b>voted in place of Bob Schaeffner</b>	In Favor
Andrew Christensen	Member	In Favor
Barton Hyte	Member	In Favor

**Public Meeting was adjourned at 7:10pm March 27<sup>th</sup>, 2025.**

Minutes taken by Town Planner – Alex Eitler