

## Marblehead Planning Board

### Minutes of Meeting

February 13, 2024

The Board met in a remote session at 7:00 p.m. via ZOOM Conferencing

The chair did a roll call vote. The following members were present constituting a quorum: Robert Schaeffner, Barton Hyte, Marc Liebman, Edward Nilsson, all present. Others present - Rebecca Curran Town Planner.

A quorum being present the Chair called the meeting of to order at 7:00 PM

#### **MBTA Zoning community engagement schedule**

The board discussed the schedule for community engagement on the zoning amendment to allow multifamily in three districts as of right to comply with the MBTA mandate. The required public hearing will be on April 9, 2024, and counsel will be in attendance. The legal ad and letters have been written and are ready to be sent for that meeting. Lily Linke from Chapa is a good resource for assistance with community engagement. Materials and strategies.

#### **Interim roles responsibilities**

The Town Planner reminded members this was her last meeting and ran through what will happen between now and when the position of Town Planner is filled. Andrew and Bob will be put in system to host the zoom meeting Andrew has done this and Bob will also. Charlie Quigley Town Engineer will review applications for completeness and determine fee and schedule. He will also write the legal ad for each hearing. Engineering staff will continue the administrative duties of the board as usual. Discussion ensued on various topics decisions, Mullins rule, continuations and who to communicate with and minutes. The board discussed at least for the March and April meetings the board will meet via zoom. The board will decide what to do for May and June at a future time.

#### **Previous Minutes approval**

A motion was made and seconded to approved the December 12, 2023 and January 9, 12, 22, 2024 minutes with minor edits. All in favor

#### **7:30 PM – Public hearing – Site Plan Approval – 10 Naugus Avenue – Richard Jordan**

Andrew logged off and the applicant agreed to proceed with four members.

The petitioner's attorney Paul Lynch explained the project, the construction of a new single family on a vacant lot on the corner of Naugus Avenue and Roydon Road. Conforms to all dimensional except side yard encroachment. He explained part of Roydon road is on the lot. Two car garage unfinished 1800 sf living on first floor and the second floor. The height of the building is under the 30' maximum the curb cut will be off Roydon Road. Mr. Lynch went through the site plan criteria.

The project architect Jeff Tucker went through the design and explained the building plans. The building is perpendicular to the water, and they took care to minimize impacts on any views.

The chair asked if anyone in the assembly wished to speak. No one spoke in favor or in opposition.

A motion was made and seconded to close the public hearing. All in favor.

The board discussed the application, findings, and standard conditions.

A motion was made and seconded to approve the application with the standard conditions. All in favor (4-0)

Some of the board members acknowledged that the was Rebecca Curran last meeting and wished her well.

The chair entertained a motion to adjourn.

Respectfully submitted,

Rebecca Cutting