

**Marblehead Planning Board  
Minutes of Meeting  
April 9, 2024**

The Board met via ZOOM Conferencing. The following members were present constituting a quorum: A roll call vote was done by the Chair with Robert Schaeffner, Barton Hyte, Marc Liebman, Andrew Christensen, Edward Nilsson and Steve Leverone present.

The Chair called the meeting of to order at 7:00 PM, Marc Liebman was assigned to be the timekeeper on public comment regarding Town Meeting articles.

**Public Hearing on proposed Zoning Articles for 2024 Town Meeting**

Discussion on presentations presented to the public and overview of what the Planning Board is presenting to Town Meeting. Comments by Claudette Mason, 8 Susan Road, Susan McGinnis, 39 Bayview Road, Christy Staples, 6 Rowland Court, John Di Piano, 6 Trager Road, Nick Ward, 6 Rolleston Road, Glenn Weyman, 8 Susan Road, Lisa Meade, Town Counsel, Cam Staples, 6 Rowland Court, Pierce Law, 35 Deveraux Street, Christine Cousineau, 12 Hillside Avenue, David Patten, 25 Lee Street, Bill Bowden, 2 Roundy Road, Jonathan Klopman, 32 Peach Highlands, Tara Segee, 32 Rowland Street, Suzanne Naudin, 8 Bradford Court, and Ben Birnbach, 20 Deveraux Street.

Marc Liebman moved to close the public hearing and seconded by Andrew Christensen. Rollcall vote, all in favor. Andrew Christensen moved to recommend approval of Article 36; Ed Nilsson seconded. Rollcall vote Robert Schaeffner, Barton Hyte, Andrew Christensen and Edward Nilsson in favor with Marc Liebman dissenting. Vote 4-1 in favor.

**MBTA Communities review changes on map for town meeting**

A discussion and presentation were incorporated simultaneously to the above hearing.

**Public Hearing - Site Plan Approval Special Permit - 5 Kimball Street – Walker**

Tom Saltzman, architect presented the plans on behalf of the Applicant to reconstruct and enlarge the garage. Public comment by Doug and Nancy Snadecki, 4 Kimball Street. Marc Liebman moved to close the public hearing, Andrew Christensen seconded motion. All voted in favor 5-0. Andrew Christensen moved to re-open public hearing, Marc Liebman seconded, all in favor 5-0. Marc Liebman moved to close public hearing and Andrew Christensen seconded. All in favor 5-0. Marc Liebman made a motion to approve the special permit, Andrew Christensen seconded. Roll call vote all in favor 5-0.

**Public Hearing - Site Plan Approval Special Permit- 14 Edgemere Road – Almeida**

Veronica Hobson presented application on behalf of Applicant to demolish existing house and construct a new home. Public comment by Jane McKenna, 10 Edgemere Rd. and Gary and Susan Goldstein, 12 Edgemere Rd. Ed Nilsson moved to close the public hearing and seconded by Andrew Christensen seconded. Roll call vote all in favor 5-0. Follow up with template to issue decision. Veronica agreed to write decision based upon a template being provided. Marc Liebman moved to approve plans, second by Andrew Christensen. Roll call vote all in favor 5-0.

**Public Hearing- Accessory Dwelling Unit Special Permit - 6 Foster Street – Marinelli**

Matt Wolverton presented application. Craig Bosworth, Architect presented design. Site plan special permit to demolish existing garage and re-build a new one on existing footprint and proposed accessory dwelling special permit. Clarification of what is considered habitable space for an ADU. Andrew Christensen moved to close the public hearing, Marc Liebman second, roll call vote all in favor 5-0. Special conditions needed for ADU conditions. Town Counsel, Lisa Meade offered to draft decision with conditions. Andrew Christensen moved to approve site plan with standard conditions and respect view corridor, Marc Liebman seconded, roll call vote all in favor 5-0. Andrew Christensen moved to approve ADU with special conditions pursuant to by-law 200-42-B-5 and by-law 200-42-E-5, Marc Liebman second, roll call vote all in favor 5-0.

**Public Hearing- Site Plan Review- 170 Jersey Street – Fitzgerald**

Paul Lynch presented continuance on behalf of the applicant. Public comment Brad and Katie Rogers 168 Jersey Street. Andrew Christensen moved to continue public hearing until May 14, 2024, Marc Liebman seconded, roll call vote all in favor 5-0.

**Discussion MBTA multifamily zoning article.**

Barton proposed adding a sunset clause to the MBTA zoning article to address potential unconstitutionality concerns, which Lisa Meade agreed to consider after consulting with her partners. The team also discussed the need for additional information regarding the number of occupied buildings and available lots for development, with Lisa Meade agreeing to reach out to Molly for further analysis.

**Approval of Minutes**

A motion was made by Andrew Christensen and seconded by Marc Liebman to approve the minutes of the February 13, 2024 meeting. All were in favor 5-0.

**Adjourn**

A motion was made by Andrew Christensen and seconded by Marc Liebman to adjourn. All in favor 5-0. The meeting was closed by the Chairman at 10:04PM.

Respectfully submitted,

Barton Hyte, Secretary  
Marblehead Planning Board