

**Marblehead Planning Board
Minutes of Meeting
May 14, 2024**

The Board met via ZOOM Conferencing. The following members were present constituting a quorum: The Chair called the meeting of to order at 7:00 PM. A roll call of attendance was done by the Chair, Robert Schaeffner, with Barton Hyte, Marc Liebman, Andrew Christensen, Edward Nilsson and Steve Leverone present.

Discussion and vote for clarifications/improvements to the Accessory Dwelling Unit application form. Need to change the definition of habitable space.

Discussion and vote to designate Chairman Bob Schaeffner to sign decisions. Moved by Barton Hyte to approve, second by Andrew Christensen, roll call vote all in favor 5-0.

Public Hearing - 4 Edgewood Road

Continued to the next meeting due to a typographical error where the property on the published agenda was stated as **14 Edgemere Road**

170 Jersey Street – Julie Fitzgerald – Site Plan Approval (continued from April 9, 2024 – evidence taken)

Paul Lynch presented on behalf of owner, Julie Fitzgerald. Discussion on updating plan. Discussion by the Board on the massing and roofline next to the adjacent property at 168 Jersey Street. Public comment by Katie Rogers, 168 Jersey Street. Edward Nilsson moved to continue discussion until the next meeting, Marc Liebman second, roll call vote all in favor 5-0.

Public Hearing - 388 Ocean Ave – Brian B. and Molly Teets – Accessory Dwelling Unit Application

Matt Wolverton presented application on behalf of Brian and Molly Teets. Craig Bosworth detailed plans to demolish existing garage and construction plans for new garage with second floor ADU. Marc Liebman moved to approve, second by Edward Nilsson, roll call vote all in favor 5-0.

Public Hearing - 84 Harbor Avenue – Jerome and Holly O'Neill – Request to change Record Plan/Site Plan Review Approval dated February 26, 2024

Andrew Christensen and Marc Liebman recused themselves and Steve Leverone, alternate participated. Discussion on request to change record plan. Further discussion relating to the lot becoming compliant with frontage, but becoming non-conforming due to being five feet from public way. Public comment by Mark Forziati, 90 Harbor Avenue, Meredith Tedford, 10 Harbor Street, Kenneth Shutzer, Attorney for George Pararas-Carayannis, 89 Harbor Avenue. Mr. Feldman stated that they have no issue with the Planning Board waiting to file their decision with the Town Clerk until after the Zoning Board hearing.

Barton Hyte moved to close public hearing, Steve Leverone second, roll call vote all in favor 4-0. Motion to accept change by Edward Nilsson, Barton Hyte second, roll call vote Edward Nilsson, Barton Hyte, Robert Schaeffner, Steve Leverone, all in favor 4-0. Bob Schaffner stated that the board would defer submitting their decision until after the Zoning Board hearing.

Adjourn

A motion was made by Ed Nilsson to adjourn, seconded by Barton Hyte, roll call vote all in favor 5-0. The meeting was closed by the Chairman at 9:12PM.

Respectfully submitted,

Barton Hyte, Secretary
Marblehead Planning Board