

MARBLEHEAD PLANNING BOARD
ACCESSORY DWELLING UNIT (ADU) APPLICATION

RECEIVED
FEB 14 2024

PART I:

Name(s): Domenic & Erica Marinelli Address: 6 Foster Street
Telephone number: 617.921.2731 E-mail: dommarinelli@gmail.com

Do you reside at this address? YES X NO

Will you be residing in the primary residence or the Accessory Dwelling Unit? YES X NO

Do you possess title to this property (or have a P&S)? YES X NO

2/24/2021 39658 468
Date of Deed: Book #: Page #: or copy of signed P&S

Is this a single-family residence? YES X NO

The accessory dwelling unit may not be sold or transferred separate and apart from the principal dwelling to which it is an accessory use. YES X NO

Note: All the answers above must be YES to apply

PART II: DESCRIPTION

(1) The proposed Accessory Dwelling Unit be within or attached to the principal residence, or within or attached to or a new detached structure. Principal Residence X Detached Structure

(2) Are all stairways to the accessory dwelling unit above the first floor shall be located on the rear or side of the dwelling. YES NO N/A X

(3) How many bedrooms will the ADU have? 1 bedroom

(4) Is the size of the Accessory Dwelling Unit 1000 sf or less? YES X NO

(5) What is the square footage of the existing dwelling? 5475

(6) What is the total square footage of the proposed Accessory Dwelling Unit? 977

(7) What would be the total square footage of the existing house and new Accessory Dwelling Unit combined? 6452

(8) What is the calculated percentage of the house to be used as the Accessory Dwelling (calculate using the answer to #5 divided by the answer to #6)? 5.60

(9) The accessory dwelling unit does not exceed 50% of the gross floor area of the principal dwelling
YES X NO

(10) Will at least one off-street parking space be provided for the accessory dwelling?

YES X NO

PART III: REQUIRED ATTACHMENTS

- (1) A certified plot plan of the proposed accessory dwelling unit, the principal dwelling where it is to be located is attached YES X NO
- (2) Floor plans and elevations. YES X NO

Note: Plans attached plans shall be drawn to scale and identify the existing structure and proposed modifications to create the accessory dwelling unit.


- (3) A Narrative Description of the units including number of bedrooms, size and layout and addressing the following:

- a. Architectural features and design are compatible with the existing neighborhood.
- b. Vehicular and pedestrian movement is safe and convenient (parking is provided or adequate in neighborhood, curb cuts do not exceed allowed).
- c. Adverse effects on abutters are minimized (limited or no impact from the street; and privacy).

PART IV: FURTHER

By signing this application, I certify that I understand the following:

- (1) The principal dwelling and the accessory dwelling unit will remain in common or single ownership and shall not be severed in ownership.
- (2) Short-term rentals, as defined (less than 90 days), are prohibited in both the accessory and principal dwelling units and I will not rent to a tenant for less than 90-day lease or arrangement.
- (3) when a structure, which has received a permit for an accessory dwelling unit, is sold, the new owner(s), if they wish to continue to exercise the Permit, must, within thirty (30) days of the sale, submit a notarized letter stating that they will occupy one of the dwelling units on the premises as their primary residence. This shall be part of the municipal lien certificate.

Applicant Signature: 

Applicant Name: Domenic Marinelli

Date: 2.13.2024

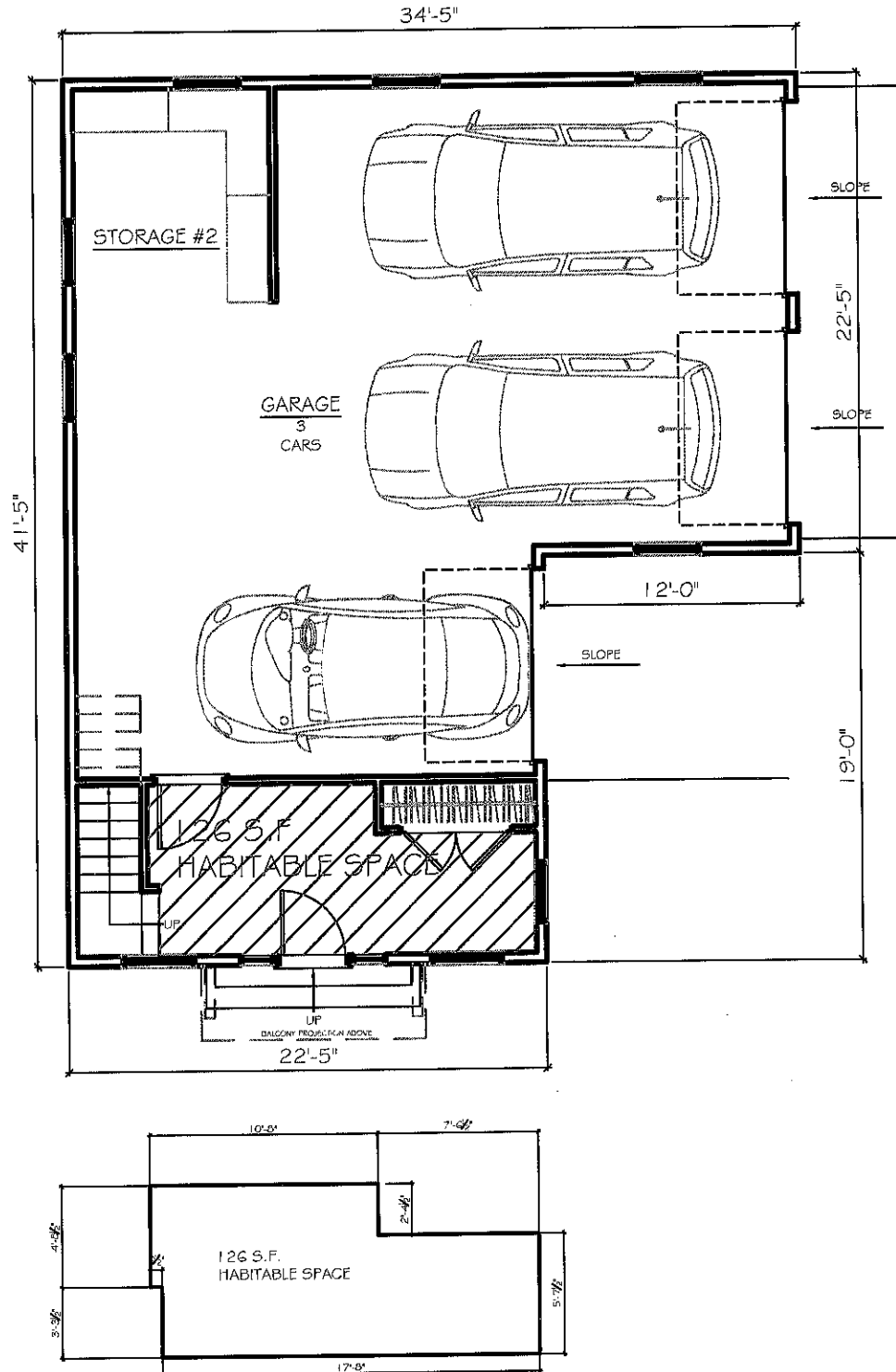
Narrative Description

Accessory Dwelling Unit (ADU) Application

6 Foster Street Marblehead, MA 01945

The Applicant proposes the construction of a Accessory Dwelling Unit (ADU) to be located on the second floor of an existing detached garage that will be demolished and re-constructed within the same footprint as existing. The ADU will contain one bedroom, one bathroom, one living room with an eat-in kitchen and office space. The total habitable space of the ADU will be 977 square feet. The ADU will be accessed via the existing driveway with no additional curb cut required. The proposal includes an exterior parking area for the ADU, as well as three interior garage spaces for use by the occupants of the primary residence and the occupants of the ADU.

The location, topography and grade of the lot are such that the ADU will have no adverse effects on abutters and is designed to maintain privacy. The main entrance and second floor balcony for the ADU will be facing in the direction of the principal structure on the lot and away from the street or abutters. There are no proposed exterior stairs. The parking area for the ADU will also be located on the opposite side of the ADU from the street. Therefore, the parking of vehicles and entering and exiting of the ADU by occupants will be discrete and not visible from the street.



LOWER LEVEL DIAGRAM OF HABITABLE SPACE



ARCHITECT
BOSWORTH ARCHITECT
78 FRONT STREET
MARBLEHEAD, MA 01945

CRAIG @ BOSWORTHARCHITECT.COM

PROJECT
MARINELLI RESIDENCE
6 FOSTER STREET STREET
MARBLEHEAD, MA 01945

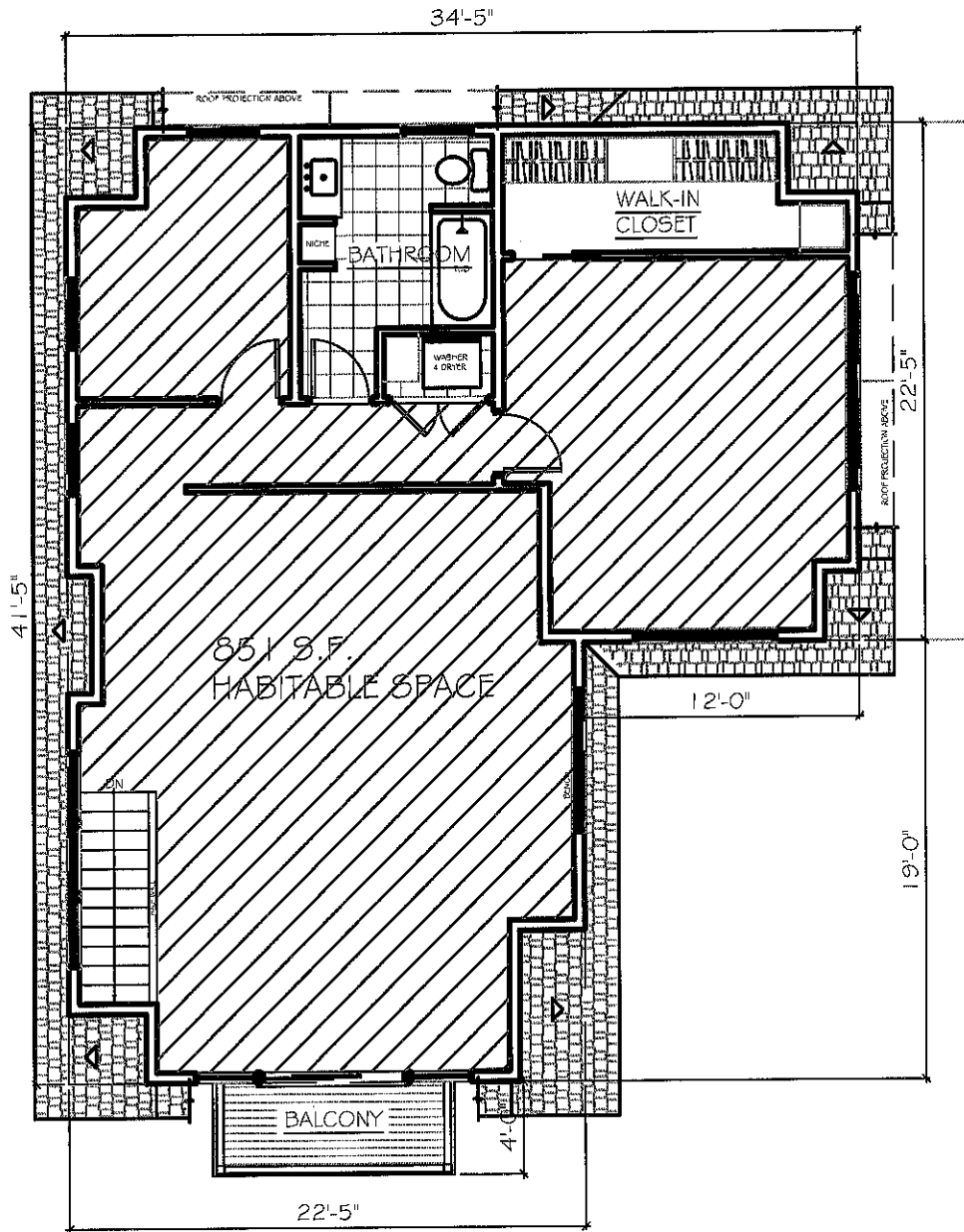
SCALE: 1/8" = 1'-0"
DATE: JANUARY 22, 2024

DOCUMENT OWNERSHIP

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SK1



LOWER LEVEL = 126 S.F.
 UPPER LEVEL = 851 S.F.
 TOTAL = 977 S.F.

UPPER LEVEL DIAGRAM OF HABITABLE SPACE



ARCHITECT
BOSWORTH ARCHITECT
 78 FRONT STREET
 MARBLEHEAD, MA 01945

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PROJECT
MARINELLI RESIDENCE
 6 FOSTER STREET STREET
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SCALE: 1/8" = 1'-0"
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SK2

Domenic & Eric Marinelli, Trustees
BL&E Revocable Trust
6 Foster Street
Marblehead, MA 01945

February 13, 2024

Town of Marblehead
Planning Board
c/o Rebecca Curran Cutting, Town Planner
Abbot Hall
188 Washington Street
Marblehead, MA 01945

RE: 6 Foster Street Marblehead, MA 01945 – Accessory Dwelling Unit Application
Parcel ID: 907 5C 0

Dear Chair and Members of the Board:

The purpose of this letter is to certify to the Planning Board that the undersigned, Erica Marinelli, being an owner of the above captioned property, will occupy one of the dwelling units located on the premises as his principal residence.

Thank you for your time and attention.

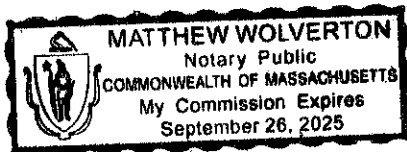
SIGNED this 13 day of February, 2024.


ERICA MARINELLI

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 13 day of February, 2024, before me, the undersigned notary public, personally appeared ERICA MARINELLI, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.



NOTARY PUBLIC: Matthew Wolverson
My Comm. Expires: September 26, 2025

Domenic & Eric Marinelli, Trustees
BL&E Revocable Trust
6 Foster Street
Marblehead, MA 01945

February 13, 2024

Town of Marblehead
Planning Board
c/o Rebecca Curran Cutting, Town Planner
Abbot Hall
188 Washington Street
Marblehead, MA 01945

RE: 6 Foster Street Marblehead, MA 01945 – Accessory Dwelling Unit Application
Parcel ID: 907 5C 0

Dear Chair and Members of the Board:

The purpose of this letter is to certify to the Planning Board that the undersigned, Domenic Marinelli, being an owner of the above captioned property, will occupy one of the dwelling units located on the premises as his principal residence.

Thank you for your time and attention.

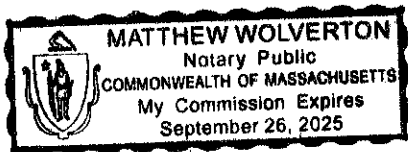
SIGNED this 13th day of February, 2024.


DOMENIC MARINELLI

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 13th day of February, 2024, before me, the undersigned notary public, personally appeared DOMENIC MARINELLI, who proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.



A handwritten signature in black ink, consisting of stylized, overlapping loops and strokes, representing the name Matthew Wolverson.

NOTARY PUBLIC: Matthew Wolverson
My Comm. Expires: September 26, 2025