


**TOWN OF MARBLEHEAD  
SITE PLAN APPROVAL APPLICATION  
PLANNING BOARD**

1. Property Address: 6 Foster Street Marblehead, MA 01945
2. Assessor Map 907 Lot 5C      3. Zoning District SESR/ESR
4. Applicant: Domenic Marinelli & Erica Marinelli, Trustees
5. Applicant's Address 6 Foster Street Marblehead, MA 01945
6. Telephone Number: \_\_\_\_\_ (Daytime) \_\_\_\_\_ (Evening)
7. Email address: dommarinelli@gmail.com
7. Applicant's Representative Matthew Wolverton matt@lausierlaw.com
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) \_\_\_\_\_

Conservation Commission - obtained

Zoning Board of Appeals - to be scheduled

  
\_\_\_\_\_  
(Signature of Owner)

2-13-2024  
\_\_\_\_\_  
(Date)

By: Matthew Wolverton, Attorney for

9. Name and mailing address and phone number that the legal advertisement should be billed to  
Name Domenic Marinelli

Address 6 Foster Street

Marblehead, MA 01945

Phone: 617 921 2731

**FOR TOWN USE ONLY**

Application Received \_\_\_\_\_ Submittal Deemed Complete \_\_\_\_\_

Waivers \_\_\_\_\_

Scheduled Hearing Date \_\_\_\_\_ File Number \_\_\_\_\_

**SITE PLAN APPROVAL CHECK LIST**  
**PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1) X Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
  - (a) X Date of Plan with all revisions noted and dated
  - (b) X Title of Development/Project
  - (c) X North Arrow
  - (d) X Scale of Plan
  - (e) X Name and Address of record Owner
  - (f) X Name and Address of person preparing the Site Plan
  - (g) X The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
  - (h) X Zoning District Boundaries and Flood Zone Boundaries
  - (i) X Boundaries of the property and lines of existing streets, lots, easements and right of ways
  - (j) X A locus map
  - (k) X A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
  - (l) X Square footage of property
  - (m) X Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
  - (n) X Location and dimensions of all utilities
  - (o) X Location, type and dimensions of landscaping and screening
  - (p) X Location of significant site features
  - (q) X Contours
- (2) X Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3) X A narrative describing the proposal

The narrative must address the following: The extent to which:

- (a) The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).
- (b) The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

- (c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).
- (d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).
- (e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).
- (4)   X   A completed application form
- (5)  \$700  An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*  
The minimum fee is \$200 and the maximum fee is \$1000)

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

## Narrative

### Site Plan Special Permit for Approval

6 Foster Street Marblehead, MA 01945

The Applicant has obtained an Order of Conditions from the Conservation Commission.

The Applicant will be required to obtain a Special Permit from the Zoning Board of Appeals for Dimensional Relief.

The proposed construction, without limitation, includes in part the following:

- Demolition and removal of existing garage and foundation;
- Construction of a new foundation and garage on the same footprint;
- Removal of a portion of the existing asphalt driveway and replace with pervious pavers;
- Interior construction as shown on the plans;
- Exterior work and landscape as shown on the Site Plan.

The plans and proposed construction meet the criteria of the Planning Board for Site Plan Approval as follows:

**(a) The architectural and design features are in harmony with the prevailing character and scale of the buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).**

- The architectural and design features, as well as materials to be used, are intended to meet the prevailing character and scale of other buildings in the neighborhood.
- The design is intended to minimize visual impact of the addition and is in harmony with the design of the principal structure.
- The new garage to be located on same footprint as existing maintaining adequate separation between buildings.

**(b) The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).**

- The general character of the site will be preserved.
- The slope and grading of the site will remain generally unchanged.
- Existing arborvitae to be reused and only a portion of existing lawn and landscaping to be replaced.

**(c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).**

- There are no additional traffic patterns on the property presently or after renovation.
- There will be no impact to the ability of emergency vehicles to access the property as presently exists.
- Street address numbers will remain visible and identifiable.

**(d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).**

- As a single-family residential property, external emissions are not a concern.
- Surface water runoff will be improved due to the removal of a portion of the existing asphalt driveway and replacement with pervious pavers.
- Installation of swale infiltration bed will further maintain surface water runoff from proposed construction on site.

**(e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).**

- Residential use of the site will be maintained.
- The proposed construction will have minimal impact on Town services or infrastructure.
- The garage location, grade and topography of the site are such that the proposed construction will have minimal impact on abutters or views.

Town of Marblehead  
ZBA-APPLICATION  
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Revision Date: 12-02-2020

Project Address 6 Foster Street

Map(s) / Parcel(s)

907 - 5C

**NET OPEN AREA (NOA)**

**EXISTING**

**PROPOSED**

Lot area = A

34600

34600

**Area of features**

footprint of accessory building(s)

1196 SF

1196 SF

footprint of building

2802 SF

2802 SF

footprint of deck(s), porch(es), step(s), bulkhead(s)

711 SF

711 SF

number of required parking spaces 2 x (9'x18' per space)

324 SF

324 SF

area of pond(s), or tidal area(s) below MHW

0 SF

0 SF

other areas (explain) \_\_\_\_\_

0

0 SF

**Sum of features = B**

5033

5033 SF

**NET OPEN AREA (NOA) = (A - B)**

29567 SF

29567 SF

**GROSS FLOOR AREA (GFA)**

accessory structure(s)

1261

2343 SF

basement or cellar (area > 5' in height)

1250 SF

1250 SF

1st floor (12' or less in height) NOTE:

[for heights exceeding

2802 SF

2802 SF

2nd floor (12' or less in height)

12' see definition

1423 SF

1423 SF

3rd floor (12' or less in height)

of STORY ~200-7]

0

0 SF

4th floor (12' or less in height)

0

0

attic (area > 5' in height)

0

0

area under deck (if > 5' in height)

0

0 SF

roofed porch(es)

320 SF

356 SF

**Gross Floor Area (GFA) = sum of the above areas**

7056 SF

8174 SF

**Proposed total change in GFA** = (proposed GFA - existing GFA)

= 1118 SF

**Percent change in GFA** = (proposed total change in GFA / existing GFA) x 100

= 15.84 %

**Existing Open Area Ratio** = (existing NOA / existing GFA)

= 4.19

**Proposed Open Area Ratio** = (proposed NOA / proposed GFA)

= 3.62

This worksheet applies

1. plan by/dated Bosworth Architect LLC

22-Jan-24

to the following plan(s):

2. plan by/dated North Shore Survey

10-Jan-24

3. plan by/dated \_\_\_\_\_

Building Official \_\_\_\_\_

Date \_\_\_\_\_