

Narrative

Site Plan Special Permit for Approval

405 Ocean Avenue Marblehead, MA 01945

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:

- Replacement of deck boards, railings on an existing deck and construction of a roofed porch;
- Construction of a new gazebo as an addition toward the rear of the existing single-family dwelling;
- Construction of new exterior steps 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 proposed construction on the abutters and public.
- Existing Lot is approximately 79,500 square feet with a pre-existing non-conforming single family home presently located on the Lot, adequate light, air, circulation and separation between buildings is not a concern.

(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 unchanged, with the construction designed to work with existing grade.
- Existing landscape and plantings are not impacted by the proposed construction.

(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 construction.

- 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 residential property, external emissions are not a concern.
- Surface water runoff will not be substantially impacted by the proposed construction as existing driveway, walkways and parking area will remain generally unchanged.

(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).

- The proposed construction will have minimal impact, if any, on Town services or infrastructure.
- Residential use is permitted by right in the district and will remain unchanged.
- The proposed construction is designed to have no impact on the existing primary view corridors.

At a pre-application meeting with the Town Planner, the Town Planner has waived certain Site Plan requirements pursuant to the Town of Marblehead Bylaw §200-38B(2), given the limited scope of the proposed construction and no change to existing grade.