

Town of Marblehead
Planning Board
August 9, 2011

Minutes of Meeting
Abbot Hall

Members present: Edward Nilsson, Karl Johnson, James Bishop, Kurt James Others present:
Becky Curran Town Planner

A quorum being present the meeting was called to order at 7:30 pm

Edward Nilsson, Vice Chair acted as Chairman in the absence of Phil Helmes.

Approval Not Required – Frontage waiver – 27/31 Ticehurst Lane

Attorney Paul Lynch presented a plan and Form A application and frontage waiver request. Two existing lots were subdivided being re subdivided into two both having the required frontage and area in the two communities.

The board endorsed the plan as it complied with the requirement of an approval not required plan. The plan was dated July 12, 2011. The applicant's representative took the Mylar to record at the registry of deeds a copy to be sent to the board when recorded.

Cont. Public Hearing –Incentive Zoning Special Permit – 151 Green Street – Redstone Building Corp.

Attorney Paul Lynch appeared before the board to update explained that the board had still not received all of the information requested by the board and therefore it made sense to continue the hearing. The applicant agreed and has signed the necessary extension. The board has received some of the environmental information but has not yet received the traffic study or conducted a peer review because at the last meeting it was decided that the environmental peer review should be done together with the conservation commission since there were so many wetland issues with the site. The applicant intends to but has not yet filed with the conservation commission.

A motion was made a seconded to continue the public hearing until the October 11, 2011.
Voted. 3 in favor - 1 Bishop abstained.

Public Hearing – Site Plan Approval – 12 Rolleston Road

Architect Robert Zarelli representing the applicant Elias Demakes for the demolition of an existing single family structure and the construction of a new single family structure at 12 Rolleston Road within a Shoreline Single Residence District.

The public hearing was open and the notice read.

The Planning Board reviewed the plans and other submission material. No letters were received and no comments by the general public were made at the public hearing.

Mr. Zarelli explained the proposal to demolish the existing single-family dwelling and to construct a new single-family dwelling on the property. The new house is larger but is a large property and consists of approximately 47,044 sq. ft. of lot area and can accommodate the size of the new house. As the proposed construction will fully conform to the Dimensional Regulations of the By-Laws, the existing tennis court will be removed. The project has been issued an order of conditions from the conservation commission, the location and design of the new structure will preserve the character of the site with minimum grade change and disruption of any natural resources, the plan calls for relocating the driveway to the northwest area of the lot, the condensers will be located behind the garage portion of the new structure.

In addition to the standard conditions, the board discussed adding the following conditions:

Street numbers shall be of a size, color, location, and visibility of said numbers shall be in accordance with the Town of Marblehead Bylaws including viability, minimum size etc.

The landscaping shall generally conform to the above reference plan entitled Proposed Site Plan. Any changes in landscape materials, species, location and size must be submitted for review and approval prior to the issuance of an occupancy permit.

A motion made and seconded to approve the Application as complying with the requirements for the issuance of a Special Permit subject to the standard conditions and 2 special conditions street numbering and landscaping. All in favor. (4-0) James, Bishop, Nilsson and Johnson, in favor.

The meeting was adjourned

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Rebecca Curran', written over the printed name.

Rebecca Curran