

Town of Marblehead
Planning Board
October 18, 2011

Minutes of Meeting
Abbot Hall

Members present: Philip Helmes, 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

Phil Helmes rescued himself from the agenda item since he is an abutter to abutter to the project.

90 Harbor Avenue, Marblehead, MA - Richard Case Jr.

The public hearing is continued from September 13 and October 11. Attorney William Quigley presented the revised plans and material that included photographs, computer generated photographs of the proposed house. The subject property is located at 90 Harbor Avenue, and consists of approximately 12,812 sq. ft. of lot area. The property is located within a shoreline expanded single residence district. The property presently consists of a single-family dwelling.

John Shay of 86 Harbor Ave agreed that the adjustments have minimized the impacts to his second story window view.

The Planning Board considering the following criteria standards:

The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town.

The new structure is more in character with the style of other houses in the immediate area.

The character of the site is preserved protection of existing terrain, minimization of grade changes, tree and soil removal.

The location and design of the new structure will result in minimum grade change and disruption of any natural resources.

Vehicular and pedestrian movement within the site is convenient and safe.

The location of driveway opening and parking has not changed.

External emissions from the site are minimized

The use and construction of the new building will not result in any increase in external emissions from the site

The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized.

Through the revision of the plans the views of the impacted neighbor has been minimized as well as reconfiguration removal and height maintenance of vegetation

In addition to imposing the usual standard site plan approval conditions the board developed conditions specific to limitations to on street parking during construction and landscaping including:

During construction vehicles will park on site as much as practical and other construction vehicles will be limited to the even side of Harbor Avenue only.

As show on plot plan marked and stamped by the planning board on 10/18/201.

- Along the south west property line, all vegetation shall be trimmed and maintained at a height no greater than the present height of the fence which is 6'.
- Along the northern boundary the tree that is overhanging the property but whose trunk is located on the property known as N18 lot 6 shall be trimmed and maintain to remove all branches overhanging the subject property.
- Along the northeastern boundary along Hunsley Lane, the vegetation shall be trimmed not to exceed the height of the current fence 6'. Any future plantings in this area will be maintained at this height.
- Arborvitaes along harbor Ave shall be trimmed to 6' in the area shown on the plan approximately 25' in from the edge of the Hunsley Lane. Additionally the three Arborvitaes located to the west of Hunsley lane shall be permanently removed. remove last three arborvitae
- Environmental impacts.

A motion was made and seconded to the Application as complying with the requirements for the issuance of a Special Permit subject to the usual conditions and the conditions on construction parking and landscaping. All in favor. (5-0) James, Bishop, Nilsson, Russell and Johnson.

A motion was made and seconded to adjourn the meeting. All in favor.

Respectfully submitted,

Rebecca Curran