

Marblehead Planning Board  
Minutes of Meeting  
November 13, 2012

Members present: Phil Helmes, Ed Nilsson, Bob Schaeffner, Jim Bishop, Kurt James and Russell Beck. Others present: Becky Curran – Town Planner

A quorum being present the chairman called the meeting to order

**Public Hearing Site Plan Approval 59 Orne Street**

Walter Jacobs Project Architect explained that the project includes a proposed addition to the north of the existing structure enclosing an existing deck and adding an enclosed first floor space and an outdoor deck. The lot is located within a shoreline central residence and a harborfront district. The lot is 14, 266 on size with 148 feet of frontage on Orne Street. The building has less than the required side and rear yards and exceeds the maximum height limitation. He noted that the project had received a certificate of appropriateness from the Old and Historic Districts Commission. He also noted that the project had changed based upon that board's review and approval.

A motion was made and seconded (5-0) Helmes, Bishop, Schaeffner, Beck and Nilsson to approve the application as complying with the requirements for the issuance of a special permit subject to the standard conditions. All in favor.

Member Kurt James arrived at 7:45 pm

**Cont Public hearing - Incentive Zoning Special Permit - 151 Green Street – Green Street Realty Trust**

The house plans requested at the last meeting were submitted. The board had specified at their October meeting that if they did not receive the plans at least one week in advance of the meeting then it would be continued until the next meeting.

The board noted that the plans did still not seem accurate the architectural scale was still off and no dormers had been added as requested. The buildings should be 7 to 10' lower and did not appear lowered. The street side dominates the neighborhood as drawn. The board decided the discussion should take place when the plans have been corrected and the applicants present. It would be beneficial to the process to have the architect at the meeting and instructed the Town planner to communicate this information.

A motion was made and seconded (5-0) Helmes, Bishop, Schaeffner, James and Nilsson to continue the public hearing until December 11, 2012

## **Approval of Minutes**

A motion was made and seconded to approve the October 9, 2012 meeting minutes with changes. All in favor (5-0)

## **Old/New Business**

### **Mound Road**

The applicant has requested the release of the reimagining funds held by the town for the purpose of securing the construction of ways and municipal service at Mound Road.

The board's inspecting engineer Scott Miller from Haley and Ward Inc. submitted a punch list dated September 13, of item to be completed prior to the release of funds.

Scott Miller has verified that the items on the punch list, have been completed with the exception of one item - Southern end of third house is not connected to roof infiltration system. This is a minor volume from half of garage roof. In writing he confirmed that he views this Item as a minor deviation from the approved plans due to existing site conditions and construction.

Vote to authorize the town treasurer to release the remaining funds (fourteen thousand three hundred and seventy five dollars \$14,375) to Montrose School Park LLC held by the Town of Marblehead for the purpose of securing the construction of ways and municipal service in the subdivision at Mound Road (4 -0-1) Nilsson abstaining

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

Respectfully submitted,

Rebecca Curran