

Marblehead Planning Board  
June 11, 2013  
Minutes of Meeting

Members present: Edward Nilsson, James Bishop, Kurt James and Paul Elser. Others present Rebecca Curran.

The chairman was not present therefore the Vice Chairman Edward Nilsson acted as chairman and called the meeting to order.

**Public Hearing – Site Plan Approval Special Permit – 25 Neptune Road – Costa**

At the applicants request a motion was made and seconded to continue the public hearing with no evidence taken until the board's next meeting on July 9, 2013. All in favor

**Public Hearing - Wireless Communication Special Permit - 4 Community Road - Bell Atlantic Mobile Massachusetts Corp. Ltd d/b/a Verizon Wireless**

At the applicants request a motion was made and seconded to continue the public hearing with no evidence taken until the board's next meeting on July 9, 2013. All in favor

**Continued Public Hearing - Site Plan Approval Special Permit - 36 Foster Street -**

**David and Kristin Barrett** at the applicants request a motion was made and seconded to continue the public hearing with no evidence taken until the board's August 13, 2013 meeting. All in favor

**Public Hearing -Site Plan Approval Special Permit - 263 Ocean Ave - Steven & Amy Callahan Trustees**

Ed Nilsson read the public hearing notice. Robert McCann Attorney representing the applicants explained that the proposed construction had been approved by the Conservation Commission, with no special conditions.

The Petitioner then explained the property currently has a non-conforming detached garage that has less than the required front and side yard setbacks. It also has a single-family dwelling that has less than the required side yard setbacks. In addition, the lot itself has less than the required Lot Area.

The Petitioner proposed to demolish the structures on the property and to construct a single-family dwelling with an attached garage. The new structure will meet all dimensional requirements except the left side yard setback which will have 15.2 feet rather than the required 25 feet as required in the Shoreline Overlay District. All other dimensional requirements will be met.

Thaddeus Siemasko project architect explained to the Board that the reason that the house is being constructed closer to the left side yard than allowed as a matter of right is to allow for the opening of the view corridor to the right of the house; and to otherwise move the

house into the ledge area on the left side, thus diminishing the longer side of the house from view

The petitioners then went through the Site plan criteria stating that there will be minimal grade changes, the driveway will utilize the same curb cut, use existing utilities and electric will be underground, the original house was built 1923 the new house will be similar Marblehead Neck style with copper flashing roof asphalt shingle. The new location opens view corridor as to the public walking along Ocean Avenue, a view that is currently obstructed by both the existing detached garage and the existing dwelling and the view of Tinkers Island will be opened up

The Board opened the hearing to the general public for comment. No one spoke in favor or in opposition

A motion duly made and seconded, the Board voted to close the public comment portion of the hearing. A discussion ensued among the Board Members regarding the Air-conditioning unit locations, the exterior materials and a discussion of FEMA flood zones and construction which was answered by Scott Patrowicz Engineer. Also discussed was adding a remaining condition regarding landscaping low planting and ZBA relief .

A motion was made and seconded to approve the application as submitted with two conditions in addition to the standard conditions (1) that the Zoning Board of Appeals issues a Special Permit; and (2) that the vegetation be kept low in the area of the existing garage and a landscape plan depicting this as satisfactory to the Planning Board be submitted to the Town Planner, All in favor unanimously voted.

A motion was made and seconded to approve the May 14, 2013 meeting minutes as written

### **ANR 33 Lincoln Avenue**

The board endorsed a duplicate copy of a previously signed ANR Plan that had been lost.

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

Respectfully submitted

Rebecca Curran