

## Marblehead Planning Board

### Minutes of Meeting

August 14, 2014

Members present: Phil Helmes, Edward Nilsson, James Bishop, Paul Elser and Robert Schaeffner. Others present Becky Cutting – Town Planner

A quorum being present, the chairman called the meeting to order at 7:30 PM

#### ANR - 60 Tedesco – Tom Wabino

The board endorsed this plan which showed a division of a lot into two building lots. The plan and received a special permit from the board of appeals for less than the required frontage which was notated on the plan.

#### ANR – Washington and Darling Street – Sean O’ Brien & Bluefish Holdings

Paul Lynch Attorney presented a plan which showed the transfer of land from one lot to another explaining that a special permit had been granted by the board of appeals and it was notated on the plan. The board endorsed the plan

#### ANR- 34 Chestnut Street- Shiner

Attorney Paul Lynch explained that this plan shows a transfer of a portion of land from 34 Chestnut Street to 32 Chestnut Street and had received a special permit from the board of appeals to do so and has that notated on the plan. The board endorsed this plan

#### ANR -8 Foss Terrace/ 2 Foss Terrace – smith and Rabin

Attorney Paul Lynch explained that this plan shows a transfer of a portion of land from 8 Foss Terrace to 2 Foss Terrace and had received a special permit from the board of appeals to do so and has that notated on the plan. The board endorsed this plan

#### Site Plan Approval - Administrative change – 263 Ocean Ave – Steven and Amy Callahan

Project architect Thad Seimasko from Seimasko and Verbridge Architects explained that this project received a site plan approval special permit from the planning board and was granted a six month extension at the board’s last meeting. He is now before the board to explain some minor changes that affect the exterior of the building: on the Basement Level they are increasing the square footage from 580 to 1225 SF, the remainder of basement to be crawlspace instead of slab on grade, the garage remains slab on grade. A bulkhead was also being added. On the first Floor a windows changed from (3) double hungs to (1) picture and on the second floor – the windows at ocean side of Bedroom #2 changed from (2) double hung to (3) double hung with shallow bay construction; square footage

increased from 2323 SF to 2330 SF due to shallow bay, windows at northeast side of Bedroom #2 changed from (1) double hung to (2) awning, centered on gable, window in Bedroom #2 bath relocated within bathroom and add (1) awning window at rear stair hall. Some discussion ensued and a motion was made and seconded to approve the changes as administrative. All in favor (Helmes, Nilsson, Bishop, Elser and Schaeffner).

Meeting Minutes

A motion was made and seconded to approve the May 20, 2014 & July 8, 2014 meeting minutes. All in favor.

Old/New business

The town planner mentioned that there had been a violation within the no cut no disturb zone on lot 2 on Camille Terrace where the new owner removed some vegetation despite having received a letter highlighting the deed restriction on the no cut no disturb zone. A resolution was approved. The planner reported that it is a difficult condition to enforce.

Respectfully submitted



Rebecca Cutting