

Marblehead Planning Board
Meeting Minutes of December 9, 2014

Members present:

Phil Helmes
Jim Bishop
Paul Elser
Rosanna Farrante
Ed Nilsson
Bob Schaeffner

Chairman Phil Helmes called the scheduled meeting to order at 7:30 PM with a quorum present.

24 Greystone Road – Site Plan Special Permit

The application is for a Site Plan Special Permit at 24 Greystone Road within a Shoreline Single Resident zoning district. The existing circa 1950s residence and foundation will be razed and a larger residence is proposed,

Paul Lynch Esq. and Walter Jacob architect represented David & Alexa Krauter who recently purchased the property and who were present. Mr. Lynch summarized the Application and acknowledged that ZBA approval hearing would be sought for approval of the encroachment into the required set backs in the front, rear and left side. Subsequently he advised that in attempting to minimize any adverse effects on abutting lot and the neighborhood that they had considered other possible plans but that this submittal was the best option.

David H. Abbott of Simonds, Wenslow, Willis & Abbott in Boston submitted a December 9, 2014 letter to the Board and testified that he represented four of the immediate abutters at 18, 19, 12 Greystone Road and 3 Grant Road. He pointed out that the proposed plans would result in the rear and side yard being less than 50% of what is required and the front yard set back would be only 64% of the requirement and therefore substantially more nonconforming than the existing. Specifically, the side yard would be 47% more nonconforming. They worry that this closer and larger building (50% greater floor area) may restrict various neighbor's view of the ocean.

Attorney Abbott and numerous neighbors also lamented that allowing this construction too close to neighbor's property would have a "crowding effect" that would not only interfere with the use of their own property but would be substantially detrimental to the entire neighborhood since it would occur prominently at the very entrance to the beach park.

Abutters also questioned what the plans regarding possible ledge removal for the larger basement were proposed. Architect Walter Jacob said that no survey had yet been done. If it appears that substantial removal is needed they would not continue and the basement would be redesigned. The needed change would be submitted to the Planning Board for approval.

After discussion by the Board about their need for first hand insight, it was requested that story poles be installed on the property. The applicant readily agreed to continuation of the hearing. Tentatively a visit to the site will be scheduled for January 5, 2015.

Transfer Station – Permit Extension

The Marblehead Board of Health encountered unexpected contract conflicts which have delayed the construction of the transfer station that was approved by the Board on June 3, 2013 and subsequently extended. At this meeting the Board voted 5-0 to approve the request for a six month extension.

Meeting Minute approval.

October 28, 2014 Board minutes were approved as submitted 5-0.

Meeting Minute approval

November 12, 2014 meeting minutes of the joint meeting with the Selectmen were approved 5-0. The minutes tabulated the appointment of Rosanna Ferrante as an Associate Member of the Marblehead Planning Board.

The Meeting was duly adjourned

James Bishop
Clerk Pro-tempore.