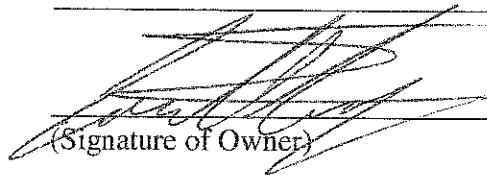


**TOWN OF MARBLEHEAD  
SITE PLAN APPROVAL APPLICATION  
PLANNING BOARD**

1. Property Address: 7 Central Street Marblehead, MA 01945
2. Assessor Map 111 Lot 26-0 3. Zoning District B1
4. Applicant: Marblehead Real Estate II LLC
5. Applicant's Address 2 Hooper Street Marblehead, MA 01945
6. Telephone Number: 781 631 8830 (Daytime) 781 631 8830 (Evening)
7. Email address: matt@lausier.com
7. Applicant's Representative Matthew Wolverton, Law Offices of Lausier & Lausier LLC
8. List other permits required and status (e.g. Old & Historic Districts, Conservation, Board of Appeals, etc., obtained, scheduled, etc.) \_\_\_\_\_  
Zoning Board of Appeals - to be scheduled

  
(Signature of Owner)

3-10-26  
(Date)

9. Name and mailing address and phone number that the legal advertisement should be billed to  
Name Marblehead Real Estate II LLC  
Address 2 Hooper Street  
Marblehead, MA 01945  
Phone: 781 631 8830

**FOR TOWN USE ONLY**

Application Received \_\_\_\_\_ Submittal Deemed Complete \_\_\_\_\_  
Waivers \_\_\_\_\_  
Scheduled Hearing Date \_\_\_\_\_ File Number \_\_\_\_\_

**SITE PLAN APPROVAL CHECK LIST**  
**PLANNING BOARD**

Each Site Plan Approval Special Permit shall be accompanied by the following information:

- (1)  Five (5) copies of a Site Plan which shall be a certified plot plan at a minimum scale of 1"=40' and a maximum scale of 1"=20'. The Site Plan shall contain:
- (a)  Date of Plan with all revisions noted and dated
  - (b)  Title of Development/Project
  - (c)  North Arrow
  - (d)  Scale of Plan
  - (e)  Name and Address of record Owner
  - (f)  Name and Address of person preparing the Site Plan
  - (g)  The names of all owners of record of adjacent properties and the map and lot number of the properties and all buildings
  - (h)  Zoning District Boundaries and Flood Zone Boundaries
  - (i)  Boundaries of the property and lines of existing streets, lots, easements and right of ways
  - (j)  A locus map
  - (k)  A table indicating all calculations necessary to determine conformance to Bylaw regulations including current required and proposed regulations
  - (l)  Square footage of property
  - (m)  Location of existing and proposed buildings, walls, fences, culverts, parking areas, loading areas, walkways and driveways
  - (n)  Location and dimensions of all utilities
  - (o)  Location, type and dimensions of landscaping and screening
  - (p)  Location of significant site features
  - (q)  Contours
- (2)  Five (5) copies of dimensioned schematic drawings of all proposed buildings. Scale not to exceed 1/4"=1' nor less than 1/8"=1'.
- (3)  A narrative describing the proposal

The narrative must address the following: The extent to which:

- (a) The architectural and design features are in harmony with the prevailing character and scale of buildings in the neighborhood and Town (such as but not limited to: building materials, screening, breaks in roof and wall lines, adequate light, air, circulation and separation between buildings).
- (b) The character of the site is preserved (such as but not limited to: protection of historical and natural resources and existing terrain, minimization of grade changes, tree and soil removal).

- (c) Vehicular and pedestrian movement within the site are convenient and safe (such as but not limited to: traffic patterns, circulation, location of driveway openings, parking, loading, access by emergency vehicles, and visibility of and identity of street address numbers).
- (d) External emissions from the site are minimized or eliminated (such as but not limited to: erosion, surface water runoff, pollution, sewage, disposal of refuse, odors, noise, glare, light and any other environmental impacts).
- (e) The adverse effects on abutting lots, the immediate neighborhood and the Town of Marblehead are minimized including (such as but not limited to: conflicts between residential, commercial and industrial uses, obstructions of views, increases in use of Town services and impact on Town infrastructure).
- (4)   x   A completed application form
- (5)   \$850   An application fee (the fee is calculated by taking the construction cost and multiplying by .001. *Example 350,000 construction cost x .001 = \$350 FEE*  
The minimum fee is \$200 and the maximum fee is \$1000)

**Please circle "Yes" or "No"**

- (6) Applicant acknowledges that any alterations to driveway opening(s) on the public way are subject to the Town of Marblehead Curb Cut Regulations (Article IV Curb Cuts 255-13).   Yes/No
- (7) Applicant acknowledges that any alterations that impact the public way require a "Street, Way or Sidewalk Opening Permit," issued by the Department of Public Works.   Yes/No

Applicants should refer to the Marblehead Zoning Bylaw 200-37 – Special Permit for Site Plan Approval for more detailed information on Site Plan Approval.

## **7 Central Street Project Narrative – Compliance with Site Plan Review Criteria**

Proposed Mixed-Use Development – Central Street/Atlantic Avenue

Marblehead, Massachusetts

The proposed project consists of attaching an approximately **1,800 square foot building with new access consisting of roughly 600sf of enclosed addition** to an existing **1,470 square foot structure**, creating a cohesive mixed-use building that reflects the traditional character of Atlantic Avenue. The development will contain **two commercial units on the first floor (approximately 980 sf and 750 sf)** and **three one-bedroom residential units on the second floor (approximately 500 sf each)**. A modest addition will also be constructed on the existing two-story commercial building to unify the overall structure.

### **Architectural Character (a).**

The design follows a **traditional New England architectural style** consistent with surrounding storefronts along Atlantic Avenue. The project adapts what presently appears to be a single-family structure into a mixed-use building appropriate for the commercial corridor (B1 district) while maintaining compatible scale, materials, and roof lines with nearby buildings. The facade and storefront configuration are intended to blend seamlessly with the prevailing streetscape.

### **Preservation of Site Character (b).**

The existing terrain and drainage patterns will remain unchanged. The project does not require significant grading, and no natural drainage patterns will be altered. The development footprint is limited to the proposed building addition and related structural improvements, preserving the existing character of the site.

### **Vehicular and Pedestrian Circulation (c).**

Vehicular access from Atlantic Avenue will remain unchanged, and the project will not affect existing traffic patterns or visibility along the street. Parking will be provided beneath a proposed second-floor deck, allowing efficient use of the site while maintaining safe and convenient circulation for vehicles and pedestrians.

### **Environmental Impacts (d).**

The project is located within an established commercial area and will not introduce new environmental impacts. Existing drainage conditions will remain intact, and the development will not generate unusual noise, lighting, odor, or other external emissions beyond typical mixed-use activity.

### **Neighborhood and Community Impact (e).**

The project will enhance the streetscape by bringing the structure into closer alignment with the existing commercial character of Atlantic Avenue. It will provide additional

commercial space and **three modest residential units**, contributing to housing availability in the community while increasing economic activity and tax revenue for the Town. The development meets all required setbacks and will not alter existing fencing or negatively affect abutting properties or views.

Overall, the project represents a **context-sensitive mixed-use improvement** that complements the surrounding neighborhood while providing new housing and commercial opportunities within the Town.

Abutters names and addresses			
Address	Owner	Map/Lot	Parcel ID
60 ATLANTIC AV	60A ATLANTIC AVE REALTY LLC	11/27	111 25 1 111 27
9 CENTRAL ST	FAROUK AL-SHORAFI & KATHERINE AL-SHORAFI	11/25	0

**Town of Marblehead**  
**ZBA-APPLICATION**  
 Page 3 of 3

Revision Date: 12-02-2020

Project Address \_\_\_\_\_ Map(s) / Parcel(s) \_\_\_\_\_

**NET OPEN AREA (NOA)**

	<b><u>EXISTING</u></b>	<b><u>PROPOSED</u></b>
Lot area = A	5200	5200
Area of features		
footprint of accessory building(s)	0	0
footprint of building	670	1871
footprint of deck(s), porch(es), step(s), bulkhead(s)	119	273
number of required parking spaces <u>4</u> x (9'x 18' per space)	648	1944
area of pond(s), or tidal area(s) below MHW	0	0
other areas (explain) _____	0	0
<b>Sum of features = B</b>	<b>789</b>	<b>2144</b>
<b>Net Open Area (NOA) = (A - B)</b>	<b>4411</b>	<b>3056</b>

**GROSS FLOOR AREA (GFA)**

accessory structure(s)	0	0
basement or cellar (area >5' in height)	638	638
1st floor (12' or less in height) <small>NOTE: [for heights exceeding</small>	670	1916
2nd floor (12' or less in height) <small>12' see definition</small>	582	1982
3rd floor (12' or less in height) <small>of STORY §200-7]</small>	0	0
4th floor (12' or less in height)	0	0
attic (area >5' in height)	291	907
area under deck (if >5' in height)	0	66
roofed porch(es)	0	0
<b>Gross Floor Area (GFA) = sum of the above areas</b>	<b>2181</b>	<b>5509</b>

<b><u>Proposed total change in GFA</u></b> = (proposed GFA - existing GFA)	= <b>3328</b>
<b><u>Percent change in GFA</u></b> = (proposed total change in GFA ÷ existing GFA) x 100	= <b>153</b> %
<b><u>Existing Open Area Ratio</u></b> = (existing NOA ÷ existing GFA)	= <b>2</b>
<b><u>Proposed Open Area Ratio</u></b> = (proposed NOA ÷ proposed GFA)	= <b>0.55</b>

This worksheet applies **1. plan by/dated** \_\_\_\_\_  
 to the following plan(s): **2. plan by/dated** \_\_\_\_\_  
**3. plan by/dated** \_\_\_\_\_

**Building Official** \_\_\_\_\_ **Date** \_\_\_\_\_