

Marblehead Planning Board

Minutes of Meeting

December 12, 2023

The Board met in HYBRID session at 7:00 p.m. at Abbot Hall and via ZOOM Conferencing. The following members were present constituting a quorum: Robert Schaeffner, Barton Hyte, Marc Liebman, Edward Nilsson and Steve Leverone Associate member. Others present -Rebecca Curran Town Planner.

The Chair called the meeting of to order at 7:00 PM

7:00 PM Public Hearing – 29 Pinecliff Drive – Site Plan Approval

The petitioner, through his attorney Matt Wolverton explained the proposal for the construction of a new single-family home located at 29 Pinecliff Drive on a 25,900 square foot lot in a shoreline single residence district. The plan is to build a single-family dwelling on the vacant lot, which will partially be located within the side yard and exceed the allowed height. The topography of the lot, which slopes significantly from street level to the rear yard, was also discussed. The design is intended to minimize impact and improve views and site corridors for the abutters in the neighborhood. The project team also presented plans for a landscape design that includes green space and retaining walls to manage the site's steep gradient. The team aims to balance the challenging site, provide adequate parking, and mitigate water issues. The project will need approval from the conservation commission.

The chair asked if there was anyone in the assembly that wished to speak on the application. No one spoke in favor or in opposition. A motion was made and seconded to close the public hearing. All in favor.

A motion was made and seconded to approve the application with the standard conditions. All in Favor

7:00 PM Public Hearing – 2 Nonantum Road – Site Plan Approval

The petitioner, through his attorney Matt Wolverton explained the proposal for the demolition of an existing single-family home and garage and the construction of a new single family structure located at 2 Nonantum Road on a preexisting nonconforming lot that contains 31 houses and several accessory buildings on a 12 +/- lot in a shoreline single residence district and single residence district. The architect Peter Pitman explained the drawings and the landscape architect James Emmanuel explained the site improvements. Attorney Wolverton explained that any project on the property must be approved by the Bessom Associates board and that this project has received approval.

The chair asked if there was anyone in the assembly that wished to speak on the application.

Ryan and Shannon McShay 7 Willow Road in opposition concerned about their view.

Attorney Wolverton stated that because of the size large lot that exists between the two and the lot slopes down from willow and they have met the bylaw requirements and are not asking for relief. Peter Pitman added the height is only 23 feet on that side and much lower than Willow Street lot. Large old growth tree coming down to accommodate the construction which may open up views.

Greg Thibodeau spoke in favor. He is the clerk on Bessom Associates felt it had no impact.

A motion was made and seconded to close the public hearing. All in favor.

A motion was made and seconded to approve the application with the standard conditions. All in Favor

Marc Liebman and Andrew Christensen left the meeting after recusing themselves from the next hearing at 84 Harbor Avenue. Steve Leverone Associate member will participate,

Public Hearing – 84 Harbor Avenue –Site Plan Approval – O’Neil

Attorney Paul Feldman agreed to proceed with only four members present. He explained that this is a proposal for a new house on a non-conforming lot. The new house is designed within the required dimensional setbacks. He stated that they were there for the new house and they do not need permission from the board to demolish the house that exists there today. The project architect Tobin Shuman went through the plans discussing materials placement etc. Paul Feldman shared rendering from various properties to show what the new house will look like from various locations in the neighborhood.

The chair asked if there was anyone in the assembly that wished to speak on the application.

Attorney Kenneth Schutzer representing Erin and George Piraris, who live at 89 Harbor Avenue. They are in opposition. He explained that their position is that they feel the information submitted is inaccurate and the representation that the house is being built is dimensionally within the side yard. It is his opinion that the applicant has incorporated a right - of-way into their property and he feels this is inaccurate. He felt this should be resolved.

Attorney Feldman responded that they have done a title search and that the board has in front of them a survey stamped by a registered professional.

Rick Dodge 26 Turner Street in Salem spoke in opposition. He stated that it is a favorite house of his that has an important history he acknowledged it does not have anything to do with the planning board but he posted the fate of the house on social media and has heard from over 400 architect an architectural historian from across the country including some of the most prominent architects in shingle style coastal architects who provided detailed information on the significance of this house and he hopes it will not be demolished.

Erin Piraris. 89 Harbor Avenue, in opposition concerned with views and massing of the new house and also thinks the planning board's criteria allows it to consider the demolition of the existing house under character of the site preserved.

Meredith, Tedford, 10 Harvard Street. Spoke in support of the project.

A motion was made and seconded to close the public hearing all in favor.

Board discussion ensued on the information submitted and presented and the evidence heard. A motion was made and seconded to approve the application with the standard conditions. All in favor

Minutes

A motion was made and seconded to approve the November 14, 2023, meeting minutes. All in favor 4-0

MBTA Zoning

The town planner updated the board on focus groups held and that a second grant from the state had been received.

Adjourn

A motion was made and seconded to adjourn. All in favor 4-0

Respectfully submitted,

Rebecca Cutting

Exhibits – the board reviewed the following materials:

A Survey entitled “Existing Conditions, Surveyed Plan of Land, to accompany a Site Plan Application to the Marblehead Planning Board for Re-construction of an Existing Garage & Re-purposed Outdoor Living Area/Kitchen & Site Work/Landscaping, located at #3 Mooring Road, Marblehead, MA” having a scale 1” = 20’, dated October 7, 2023, drawn by Patrowicz Land Development Engineering, 14 Brown Street, Salem, MA 01970.

A Survey entitled “Proposed Scope of Work, to accompany a Site Plan Application to the Marblehead Planning Board for Re-construction of an Existing Garage & Re-purposed Outdoor Living Area/Kitchen & Site Work/Landscaping, located at #3 Mooring Road, Marblehead, MA” having a scale 1” = 20’, dated October 7, 2023, drawn by Patrowicz Land Development Engineering, 14 Brown Street, Salem, MA 01970.

Architectural Plans drawn by Architect Craig Bosworth, Bosworth Architects, LLC, 78 Front Street, Marblehead, MA 01945 dated September 9, 2023, consisting of:

- C Cover Sheet
- EX1 Existing Floor Plans
- EX2 Existing Exterior Elevations
- A1 Proposed Floor Plans
- A2 Proposed Exterior Elevations

A Survey entitled “Existing Conditions, Surveyed Plan of Land, to accompany a Site Plan Application to the Marblehead Planning Board for the Demolition of an Existing Single-Family House & Detached Garage and for the construction of a New Single-Family-House, and Site Work, located at #2 Nonantum Road, Marblehead, MA” having a scale 1” = 10’, dated November 8, 2023, drawn by Patrowicz Land Development Engineering, 14 Brown Street, Salem, MA 01970.

A Survey entitled “Proposed Scope of Work, to accompany a Site Plan Application to the Marblehead Planning Board for the Demolition of an Existing Single-Family House & Detached Garage and for the construction of a New Single-Family-House, and Site Work, located at #2 Nonantum Road, Marblehead, MA” having a scale 1” = 10’, dated November 8, 2023, drawn by Patrowicz Land Development Engineering, 14 Brown Street, Salem, MA 01970.

A Landscape Plan entitled “Landscape Plan, Residence, 2 Nonantum Road,” having a scale 1” = 10’, dated October 30, 2023, drawn by James K. Emmanuel, Landscape Architects, 22 Carlton Road Marblehead, MA 01945.

Architectural Plans drawn by Pitman & Wardley Associates, 32 Church Street, Salem, MA 01970 dated November 13, 2023, consisting of:

- EX1.0 Existing Photo Page
- EX1.1 Existing First Level Plan
- EX2.1 Existing Dwelling Elevations
- EX1.2 Existing Garage Plan
- EX2.2 Existing Garage Elevations
- A1.1 Proposed First Level Plan
- A1.2 Proposed Second Level Plan
- A2.1 Proposed Front Elevation
- A2.2 Proposed Right Elevation
- A2.3 Proposed Rear Elevation
- A2.4 Proposed Left Elevation