

## Marblehead Planning Board

### Minutes of Meeting

January 9, 2024

The Board met in a remote session at 7:00 p.m. via ZOOM Conferencing

The chair did a roll call vote. 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.

Because this was originally scheduled as a hybrid meeting and changed to a remote, the board gave 10-minute grace period in case anyone went to the physical location and saw the postings.

### **Meeting Schedule 2024**

The board agreed to change permanently the meeting time to 7:00 pm from 7:30 pm and approved the schedule for regular meetings for the upcoming year.

The Board also scheduled a special meeting related to the MBTA community on February 16th.

The Board also agreed to post the approved meeting schedule online.

A motion was made and seconded to approve the regular meeting schedule for 2024. All in favor.

A special meeting related to the MBTA community was also discussed, which is scheduled for February 16th.

### **MBTA ZONING**

Rebecca explained that they had engaged Bohler and conducted an analysis on various areas, including the expansion of the smart growth district and the Tioga way area. They mentioned that further analysis had been done on the density, and they were considering incorporating the Coffin school. Rebecca also mentioned the potential inclusion of the JCC and the golf course in the analysis. The meeting was then turned over to Molly from Bohler Engineering for further discussion.

Molly from Bohler, a land development consulting firm, presented a plan to assist Marblehead in complying with state requirements for multi-family housing. The plan involves creating an overlay district of a minimum 27 acres and 897 units, with a minimum average density of 15 units per acre. The districts were designed based on existing multi-family housing, proximity to public transit, and underutilized areas, with different densities calculated for each sub-district. The plan was to be reviewed and approved through town meeting and the state. Questions were raised about the potential inclusion of the Coffin School in the plan and the possibility of increasing the density in the Broughton Road district.

The team discussed the potential for altering the density of units in various areas of the town. They considered the removal of the Coffin School from the calculation and the addition of other

areas such as Arnold Terrace and the development on the corner of West Shore and Green Street. The aim was to balance the total units across the town while ensuring a density not exceeding 50% of the area. Some team members expressed concern about the rapid development and its impact on services and schools.

The team discussed the potential inclusion of Arnold Terrace, the West Shore, and some areas on Washington Street in their smart growth district plan. The goal was for one of the districts to meet 50% of the total requirement for the district. There was also discussion about the possibility of increasing the density in certain areas,

The group discussed the potential addition of new areas to Pleasant Street and Tioga way, and the possibility of increasing the number of units per acre. The team also considered the possibility of decreasing the maximum height of buildings, with Molly suggesting they could potentially favor a 3-story limit. The team agreed to monitor the results of adding these areas and adjusting the numbers before making a final decision. They also scheduled a follow-up meeting on Friday to discuss the results. Additionally, considered adding Anderson Street to the plan, but the team agreed more information was needed before deciding on this.

The team discussed several topics, including the planning and presentation of a public forum meeting. The team decided to start with four areas of discussion and possibly do real-time modeling on Friday February 16, 2024. They also discussed the possibility of adding Heritage Way and the need for accurate unit counts.

The team discussed the upcoming meetings and presentations Becky had scheduled. They asked if anyone would like to join her at these meetings. Rebecca also outlined the next steps after their departure, which include someone reviewing plans and ensuring the meetings proceed smoothly. The team also discussed the importance of maintaining public engagement. Near the end of the meeting, Becky agreed to provide a simple, step-by-step guide for the process.

Administrative modification 38 Crestwood Road Jeff Tucker architect explained the administrative request concerning modifications to a site plan due to an injury and the proximity of a neighbor's pool. The team agreed that the proposed modifications seem minor and can be approved as administrative changes.

A motion was made and seconded to approve the administrative modification. All in favor

The chair entertained a motion to adjourn. All in favor

Respectfully submitted,

Rebecca Cutting