



OBSERVER REPORT

MARBLEHEAD HOUSING COMMITTEE – March 10, 2026

Hybrid Meeting- Recorded

LWVM Observer- Bonnie Grenier

Attendees: Brendan Callahan, Debra Larkin, Nisha Austin, Mimi Hollister, Deacon Joe Whipple

Discussion of Coffin School: A community meeting to discuss the Coffin School is scheduled for 3/18/2026 at 6:00 upstairs at Abbot Hall. The meeting will be conducted by the Technical Assistance to Brownfield Programs from the University of Connecticut (TAB). This is a group of graduate students and staff who provide municipal assistance and is funded by the EPA. "The UConn TAB supports New England communities to advance investigation, cleanup and redevelopment of abandoned, potentially contaminated sites, protect public health and promote environmental justice." The Coffin School is considered a brownfield because of hazardous environmental conditions that exist on the property.

Discussion Section 3A Zoning By-Law Warrant Article – The Planning Board will be meeting Tuesday night and will discuss a public hearing for the Section 3A Zoning Article.

There was an informational session last week at Marblehead High School that included a brief description of the proposed 3A zoning articles on the town warrant. The two proposed sub districts are Tedesco Country Club and the Broughton Road property. The 897 properties required by the 3A zoning legislation will be met by 120 units to Broughton Road and 780 units on the Tedesco property (for a total of 900 properties).

The town submitted a new plan to the Executive Office of Housing and Livable Communities (EOHLC) in December. The plan came back to the town with some comments that were addressed and in February the town received preliminary approval.

There are new design standards with the new plan that require a gabled roof, double-hung windows and clapboard siding. Also, a landscape plan must be submitted.