



OBSERVER REPORT

PLANNING BOARD: 10/13/2020 LWVM Observer: Judith Black
Attending for the Town: Rebecca Curran, Barton Hyte, Bob Schaeffner, Andrew Christenson, Edward Nilsson, Steve Leverone

201 Pleasant - Went to design review board 3 times
Paul Lynch- representing, Derek Bloom-Architect
Footprint, shape, roofing, parking area are all changed
Easement up middle of lot and building needs to be on one side of it.
Did away with a spot in rear parking lot so they are not backed up on Vine St. neighbors property. Eliminated the drive under and now do not have to deal with ledge.
Stairway that gets you from side parking (reduced from 5 to 4 spots) directly to residential property. The front was elevated 3 feet, but now the bldg is remaining at street level and the commercial front has both its own entrance and will have an all glass facade. Possible green space in front usable by commercial renter. A couple good board suggestions for making the living spaces a little more open. Pitched roof, landscape a framed stair.
Entry porch and door have a small shingled canopy to keep stairs covered.
There was zero lot line on Vine originally it is now set back 4-10 feet at various spots.
Overhang no longer there, fire chief satisfied.
Pervious cover rather than traditional cement for drainage, works well except when you have a lot of snow removal.

What about the trees in the rear? They don't want to cut down trees. They are planning to put in trees.

Neighbors' Concerns:

- 205 Pleasant: Additional water runoff-concerned
Variance for lack of open space, but new design has some of this in the front.
Noted a tree that needs care. The squirrels own it.
- Condensers under Vine Street Deck. Will noise from them be mitigated?
Architect will look into it. Between stone wall and cement it could be an echo chamber. There is a town bi-law that addresses this.
- Neighboring business- Deliveries? They are imagining a brewery, and say the deliveries will be minimal. Neighbor talked about how difficult it is to park on Pleasant between 2 schools, and businesses. She is concerned about safety and wants parking for the commercial endeavor, but there is no space for that. She talks about how dangerous the intersection is.

Amy McHugh needs an 11 FT clearance for her machinery. (there is a water easement there)

With a few qualifications/conditions the project has been approved.

12A Liberty RD. 2 lots owned by same person. Expanded garage. They have reduced the size of the garage. Neighbors worried about side yard, so they reduced the length and width by a foot and set it back a little further. An administrative motion to approve changed plan- all positive,

A&R Went to Board of Appeals (Andrew Christenson recused himself-he represents the seller).

30 Franklin and 28 Franklin. Parents lived at 28 but they have died and now the property is being sold. They want to even out plot lines, which now are zigzag towards the rear.

Jack Attridge: Wants to change sign bi-laws.

- No more than 10 square feet of signage is allowed in windows, but real estate offices have listings in window, using much more space than legally allotted.
- Rich Baldacci is gone (Building Commissioner) Retired. Becky Curran will fill in for a while.
2019 Rich Baldacci got a call from one real estate company complaining that another was using more space than 10 sq. feet.
- Jack argues that most stores have more than that, and his office is three times the size of most in that area with 450 sq. feet of window space. He noted that listings have traditionally been in the windows, and that these are displays not signs. Every business puts objects in the window that promotes their product. Why is real estate treated differently? Design review board could tweek.
- Also, given that they have 3X the space, they should be allotted that much more window area for sharing.
- Becky asks: Can we limit an exemption for Real Estate only or is it time for a complete review of this bi-law? More logical for signage to be adapted to how much window space we have. The sign law should be looked at and re-written. Barton, who wrote the signage law, sees a need to rewrite, but said he wants the law to be consistent for all.
- % of facade should be allocated for signage.
- Jack, is going to pull his warrant article to abolish the 10sq ft. limit. The board will work with him.

TAP Grant applied for (MAPC)

Another Grant to look at Harbor

MASS Historic Commission received 6th grant to survey the neck and another has been applied for Peaches Point and Gingerbread Hill.

Finally, go to their site: <https://www.marblehead.org/planning-board> for more information on Housing Production Plans, Hazard Mitigation Plan, and many other interesting topics.