

**VILLAGE OF MARBLEHEAD SPECIAL MEETING
HELD JUNE 1, 2022**

On June 1, 2022, council members attended the regular 6:00 p.m. meeting of the Marblehead Planning Commission to discuss proposed zoning amendments regarding housing density which were initiated by the commission and subsequently denied by council. Purpose of the meeting was to gain a clearer understanding of the commission's intentions and discuss possible resolutions.

In attendance were Planning Commission members Tim Feller, Richard Zembala, Cher Monak, Mayor Jacqueline Bird and Council Member Maryann Sauvey as well as Zoning Administrator Bob Hruska. Council members present in addition to Mrs. Sauvey were Lynn App, Duane Myers and John Starcher. Also present was Fiscal Officer Rhonda Sowers.

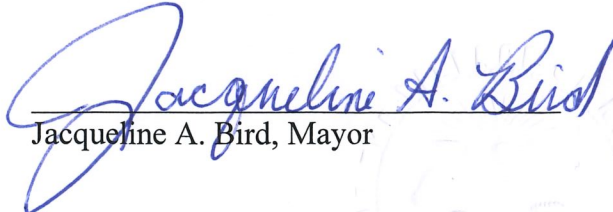
Planning Chairman Tim Feller explained that the Commission began studying the density issue after receiving numerous objections from adjacent property owners about the density of the Waterview at Bay Point despite the fact that development complied with zoning requirements. After studying the regulations for months and consulting with area officials, the commission decided the solution to reduce density would be to increase residential lot width, lot area and building setbacks in the R-1 and R-2 districts and eliminate manufactured home park and cluster housing conditional uses.

Council members did not object to suggested conditional use changes but were not in favor of the proposed lot size and setback increases. Mr. Myers said lot sizes nationwide are trending down to fit the needs of both younger and older home owners. Mr. App said the village needs more affordable housing which he stressed is not the same as government subsidized housing. Mr. App also suggested the need for a development plan to work in conjunction with zoning. Mr. Starcher agreed the trend is for smaller homes and smaller lots, not larger ones.

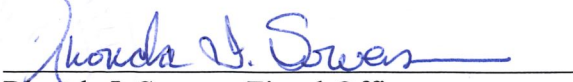
The Planning Commission will consider the suggestions and prepare proposed revisions.

There being no further discussion, the meeting adjourned at 7:25 pm.

APPROVED:


Jacqueline A. Bird, Mayor

Attest:


Rhonda I. Sowers, Fiscal Officer