

Swampscott Finance Committee Meeting
Tuesday, May 16, 2017
6:00PM

Attending: Marzie Galazka (chair) Polly Titcomb, Jill Sullivan, Mary Ellen Fletcher, William Jones, Joan Hilario, Tim Dorsey, Gail Rosenberg, Cinder McNerney

Sean Fitzgerald (Town Administrator), Pete Kane (Community Development Director) Ron Mendes (ATA for Administration), Bill Quinn (Planning Board)

Gracie Lane – Ms. Galazka reported that there had been ZBA and Planning Board conditions requiring it to be kept private. We cannot accept this as a public way at this point because the Planning Board required hearing was not held. There will be other roads in the fall that need to be brought into town as public ways.
Fletcher/Titcomb motion to reconsider – 9-0.

Sullivan/Rosenberg moved to recommend indefinite postponement. 9-0.

Article 27: Tourist overlay – Mr. Kane answered the question why this was put forth. 1. The master plan looked at this as a way to increase the customer base for our businesses. 2. Tourism industry is thriving in neighboring communities and it helps supports our industries.

Zoning Bylaw Review subcommittee looked at it. Wanted to look at where hotels, B and Bs, etc. could be located. Bylaw was looking to encourage development but limit the types of properties that could be developed and the types of services. Went to BOS a year ago and they thought it was too broad. ZBLR committee took it up again. Wanted to consider Marion Court, which influenced which types of properties would be included. Pulled it back away from Marion Court so that too many residential areas weren't included. Decided on Main Roads + waterfront. Three areas were identified. But at the hearing on May 8 – the neighbors did not feel that the use was appropriate for that neighborhood.

Ms. Sullivan asked why one neighborhood was allowed to be excluded. The answer was that the two that remain bracket the Humphrey Street overlay district and are closer to the business area of downtown. They seem like a closer fit. There are lots of restrictions about how these can be implemented. Mr. Quinn explained the differences between the different kinds of establishments contemplated. Every one of these would require a special permit and regulated by the underlying zoning. This article is not only an overlay but also modifies the definitions of these types of establishments town wide.

Ms. Galazka asked about meals and rules taxes. Economic development is the hook for making this an issue for the Finance Committee. Ms. Titcomb asked if the PB considered just B + B's. They separated out the different types of establishments for an increased level of control. Ms. McNerney asked about size – the dimensional

requirements are those of the underlying district. The finance committee elected not to take a position on this article.

Motion to adjourn to the TM Fletcher/Titcomb. 6:55