

SWAMPSCOTT HISTORICAL COMMISSION

MEETING MINUTES

September 5, 2017

7:06 PM

86 Burrill Street, Swampscott, MA

<u>MEMBERS PRESENT:</u>	Justina Oliver, Bill Joyce, Richard Smith, Paula Pearce, Sylvia Belkin, Kim Barry, Jean Reardon
<u>MEMBERS ABSENT:</u>	Shannon Phelan, Bill Travascio
<u>OTHERS PRESENT:</u>	Paul Cohen, Deborah Harris, Joe Smullin, Ian and Deborah Shine
<u>MEETING CALLED TO ORDER:</u>	7:00 pm
<u>MINUTES:</u>	Minutes were deferred to the October meeting in Bill Travascio's absence.
<u>TREASURER'S REPORT:</u>	Not available
<u>133 PURITAN RD:</u>	The Commission discussed the 40B proposal submitted for the property at 133 Puritan Rd. 40B was established by MA to provide affordable housing, allowing developers to override the local zoning ordinance. Zoning for 133 Puritan Rd is R2 which allows single family use. The Planning Board has identified this area along Puritan Rd for a potential tourist overlay district that would allow for hotel/b&b use. The Commission made observations about the proposal and the historic structure to provide to the Board of Selectman. The property was surveyed in 2016 with approximately 99 other properties and included in the Massachusetts Historical Commission's inventory of historic properties. Other comments include: current structure is a 2 story home standing at approximately 30 feet compared to the new structure of 3 separate buildings housing 16 units standing at 48' 10", considerably more lot coverage and height compared to the surrounding 1.5 and 2 story homes. The change in grade for the proposed site and coverage of the green space brings concern on stormwater surge to surrounding properties. The current building is setback nearly 105' from Puritan Rd, while the proposal would bring a 4.5 story building just 11' from the sidewalk, this would not allow any buffer of the scale for

	visual impact to the neighborhood from the street, as well as completely block the sightline to the ocean. The Commission further expresses the overall scale and architecture of the building are not in line with the neighboring properties and historic structures and this proposal would be detrimental to the character of the neighborhood and to the town of Swampscott.
<u>TRAILS AND SAILS:</u>	Historical Commission hosting 2 events: Elihu Thomson Swampscott Home Tour and Olmsted Historic District Tour. Justina will add the 10-11am slot for the Town Hall tour which was not posted previously. The description also to be edited with Town Hall purchased in 1944 and put on National Register in 1976. Sylvia and Justina will arrange getting the key from Gino Cresta. Paula offered to pick up the packets from Essex Heritage in Salem. White Court event on September 23 rd ..
<u>PRESERVATION AWARDS:</u>	Justina confirmed 2 property owners had responded to the letters. Ould Colony Artisans has the plaques ready for script. Jackie Blombach, hired to do the research, had completed the reports. Justina will send a 2 nd letter to the other property owners and request future BOS meeting dates to select for the Preservation Awards.
<u>COMMITTEE UPDATES:</u>	None at this time
<u>TRAIN STATION:</u>	Bill J, Sylvia B, and Justina O will set up a meeting with Town Administrator to discuss a preservation plan for the Train Station and potential use. The Station is currently leased by the Town of Swampscott and owned by the MBTA.
<u>PHILLIPS SCHOOL/GREENWOOD AVE:</u>	The Commission asked to provide a peer review to the Planning Board on the condominium proposal from Groom Construction. Members asked to submit their comments to the Chair to be compiled in a feedback form.
<u>FISH HOUSE:</u>	The Fish House was not awarded the 2017 grant.
<u>WHITE COURT:</u>	The Task Force has not met recently. White Court open house planned for a Trails and Sails event.
<u>INVENTORY SURVEY:</u>	Sylvia expressed concern that the inventory is not yet posted to MACRIS database. Sylvia will follow up with Michael Steinitz regarding. Commission discussed

	getting the printed copies for the Town Hall and Library. Shannon Phelan had dropped off the files to Staples and received a quote for printing and binding. Paula offered to follow up on ordering the copies.
<u>MBTA ANTENNAE:</u>	Richard stated that several communities did not want the antennae and the MBTA will not be going forward with the project as proposed.
<u>NEXT SCHEDULED MEETING:</u>	October 3, 2017
<u>ADJOURNMENT:</u>	9:11 PM

Respectfully submitted,

Justina Oliver, Chair