



# TOWN OF SWAMPSCOTT

## PLANNING BOARD

ELIHU THOMSON ADMINISTRATION BUILDING  
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

### MEMBERS

ANGELA IPPOLITO, CHAIR  
GEORGE POTTS, VICE CHAIR  
BETH ISLER  
BILL QUINN  
JR YOUNG

### STAFF

S. PETER KANE, DIR. OF COMM. DEV.

# AUGUST 8, 2016 MEETING MINUTES

**Time:** 7:00 – 9:00 pm  
**Location:** Swampscott Senior Center, 200 Essex Street (rear)  
**Members Present:** A. Ippolito, B. Quinn, B. Isler, JR Young  
**Members Absent:** G. Potts  
**Others Present:** Pete Kane (Dir. of Community Development), Neil Zolot (reporter), Bob Corcoran (applicant), Christy Whitney (resident), Eddy Harris (resident)

Meeting called to order at 7:10p by Chair Ippolito

## MEETING MINUTES

The Board reviewed the minutes from the July 11, 2016, meeting. There were no comments from the Board members.

MOTION : by JR Young to approve the meeting minutes, seconded by B. Quinn. Unanimously approved.

## SUBDIVISION CONTROL LAW

16ANR-01

133 PURITAN ROAD

Continued from July meeting - The filing is a request by Robert Corcoran to divide the property at 133 Puritan Road (map 21, lot 40) into two lots.

Bob Corcoran said his original plan from back in July had a lot line going through the existing porch. They can't remove the porch as part of the home is above the porch. So they revised the proposed lot line. He said he may build a new home on the lot that will be created at the very corner of the street. The home has been vacant since November.

Christy Whitney (neighbor) said that the property hasn't been properly occupied for a long time.

Mr. Corcoran has owned the property since August of 2014. He's a realtor and developer. He wants to get the ANR to then help determine how he'll market and sell the land. He'd want to build something smaller on the lot with the tennis court now.

A. Ippolito noted that the Board can't necessarily adjust the property line even though it is oddly shaped. She said that the applicant will take on the responsibility of any issues with easement and buildability.

The Board reviewed the proposed lot square footage and frontage on both streets (Puritan Road and Lincoln House Avenue).

The Board then opened public comment.

Ms. Whitney said that it's fabulous that someone is going to fix up the main house and build a nice new house as well. She thinks it's a good thing. Eddy Harris agreed with her as well.

MOTION : by B. Quinn to endorse the ANR plans for 133 Puritan Road to subdivide the lot as shown, seconded by B. Isler, and unanimously approved.

## DISCUSSION TOPICS

### POTENTIAL ZONING OVERLAY FOR TRAIN STATION AREA

The Board then discussed the research members had undertaken for potential zoning changes for the train station neighborhood.

Smart Growth (40R) – G. Potts was assigned this topic. He was not in attendance, but P. Kane will request his research information.

Transit-Oriented Development – B. Isler researched this zoning tool. She put together a map using the proposed ¼-mile and ½-mile distances as given in the Commonwealth's toolkit. This zoning overlay helps to encourage dense development that utilizes the train access. It restricts industrial use, and encourages small retail and multi-unit residential. It limits off-street parking requirements and can set parking maximums. Single-family homes are allowed but by special permit. A. Ippolito was curious what in the bylaw would discourage large unit development with lots of parking. B. Isler said that it actually sets parking maximums and FARs (floor-area-ratios). It has exceptions to minimums/maximums if you provide green space. It includes setbacks and height restrictions. TOD bylaws do include design standards that are requirements for a developer. B. Quinn asked what makes it desirable for residents. B. Isler said that it improves the retail mix and options for residents and can also improve property values.

Mixed Use – JR reported that mixed-use zoning is flexible. There are no state incentives to adopt it. The main point of this overlay is to encourage mixed-use (residential with commercial). A. Ippolito said that she thinks we could also add in parking maximums and relaxed signage restrictions (like allowing sandwich boards).

Each researcher will provide a short synopsis and pro/con list to P. Kane who will then compile them for the Board to review at the next meeting.

## ZONING MAP CHANGES

A. IPPOLITO'S been looking at zoning district changes throughout town based on the actions in the Master Plan. She believes that topography and environment should play into the zoning districts. She wanted to come up with a list of principles that set the guidelines to determine the appropriate zone for a property. Maintaining residential neighborhoods as well as increasing density in some areas were elements called out in the Master Plan. Neighborhood structure should also play a role as well as proximity to beaches. She's identified some areas that should be downzoned like ocean-front area (along Puritan Road) and the neighborhood of Rockland/King/Rose. Some areas along Humphrey St or Paradise Road could be upzoned. She'll put together a list of the properties and what zone they are and could be changed to.

P. Kane said he thinks it's important for the Town to create a new open space or natural resource zoning district to further protect the public parks and recreation grounds in town. It could be applied to all undeveloped park and athletic properties in town, matching the map in the Open Space & Recreation Plan. A. Ippolito is going to look into that.

## LODGING ESTABLISHMENT OVERLAY DISTRICT

B. Quinn put together a map of the potential overlay district. He took the feedback from the Selectmen's meeting when the earlier bylaw was proposed (early 2016) using the underlying zoning. He reviewed the text in the original drafting and thinks the restaurant and bar element may need to be further revised (restricted) - the underlying zoning can set that determination.

He believes the ocean front should be included in the district though it would overlap with the Humphrey St Overlay as well as the Olmsted Local Historic District. The group discussed the concerns of residents having a hotel in small residential areas.

## MASTER PLAN IMPLEMENTATION

The Board then gave updates on their Master Plan topic areas that they are managing.

Angela/Pete – A. Ippolito's met with both the Historical Commission and Open Space & Recreation Plan Committee about the goals/actions each is responsible for within the Master Plan. She's also helping the Historical Commission to revise the demolition delay bylaw (which is an action in the Master Plan).

Bill/George – there were no updates just yet but A. Ippolito provided B. Quinn with notes about the economic development actions.

Beth/JR – there were no updates just yet.

## OTHER TOPICS

B. Quinn asked about the sign bylaw because there are a lot of violations. P. Kane explained that he feels there are a lot of issues with the current sign bylaw especially the fact that there's a sign special permit that allows the ZBA to grant relief from the sign regulations. It's important to have regulations that are solid and don't have constant breach of regulations. The Board discussed elements that could be changed.

B. Quinn also asked about dumpster and screening requirements. A. Ippolito said those are worked out in site plan review. B. Quinn said there was a complaint about the dumpsters and smell at Mission on the Bay. P. Kane suggested that trash issues should be brought to the Health Dept.

B. Quinn also asked if there are any plans for changing parking in the Humphrey St area like with Monument Ave. P. Kane said he's looking to have a full parking study done of the district rather than just change regulations one street at a time.

Meeting adjourned at 9:00p by motion of B. Isler, seconded by B. Quinn, and unanimously agreed.

S. Peter Kane  
Director of Community Development