



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.

APRIL 11, 2016 MEETING MINUTES

Time: 7:00 -9:50p
Location: Swampscott Senior Center, 200 Essex Street (rear)
Members Present: A. Ippolito B. Quinn, G. Potts, B. Isler, JR Young
Members Absent: None
Others Present: Pete Kane (Dir. of Community Dev), Anthony Pierro (applicant), Jorge Briones (architect), Peter Horemiotis (applicant), Kristan Horemiotis (applicant), Ronald Plotka (applicant), Hilary Ward (architect), David Supple (project manager), Jeanne Leger (resident), Justina Oliver (resident)

Meeting called to order at 7:06 pm by Chair Ippolito.

MEETING MINUTES

The Board reviewed the drafted minutes for the March 14, 2016 meeting. JR Young made a motion to approve the minutes, seconded by G. Potts, and unanimously approved.

SITE PLAN REVIEWS

PETITION 16-08

672 HUMPHREY STREET

Application of Anthony Pierro to build a new home due to catastrophic fire of previous home, proposed home with dimensions of 32' x 36', 2.5-story colonial with a cross gable and single drive-under garage.

Mr. Briones (architect) gave a description of the property site. It has varying levels and sits higher than Humphrey St. The previous house sat to the left-hand side of the site. The new home has been shifted away from the left property line. The new home covers about the same lot area as the previous home but shifted. One corner of the house is within the rear setback area. A. Ippolito asked about the history of the house. Mr. Pierro explained that his great grandfather had moved a fishing shack there. The building was then added onto a number of times until 2013 when it was lost to a fire.

A. Ippolito asked what will happen with the landscaping. Trees that were removed were those destroyed by fire. The house is within the height requirement but the homes behind actually sit much higher. A. Ippolito asked about outdoor air units. Mr. Pierro said they don't plan to do central AC. A. Ippolito said that if they do, the Board prefers to see them screened and sound minimized.

G. Potts asked if there's any ledge that will need to be removed. Mr. Pierro said yes but they haven't decided how (blasting or chipping). As for drainage, they are looking at what they should do. They plan to have drainage around the area.

A. Ippolito asked if there will need to be any driveway improvement over the front-located property (that cuts the subject property from Humphrey St). She recommended pervious pavers.

G. Potts asked if the building will be visible from the street. Mr. Briones said that you could but it would be a bit difficult and you'd see it between homes.

MOTION : to recommend favorable action to the ZBA by B. Quinn with recommendation for stormwater mitigation and subject to comments by DPW, seconded by B. Isler, unanimously agreed.

PETITION 16-11

47 WORCESTER AVENUE

Application of Peter Horemiotis to add a second floor to an existing single-story home.

Kristan Horemiotis explained they have a single-story ranch with only two bedrooms. They want to go up and add a second floor, while also making it more of a colonial design.

G. Potts asked why the lot coverage was increasing on the application form if the building footprint is the same. Mrs. Horemiotis explained they thought they should have used total square footage of the building and didn't realize it was just the footprint. The current house is L-shaped but they will square out the second floor and it will overhang.

The photo submitted in the packet is representative of the style home they want but isn't their home.

The Board noted that there are missing pieces from the package: the calculations will need to be updated, elevations created, site plan updated. P. Kane will go into more detail with the applicant so they are aware of the requirements for the site plan special permit.

MOTION : by G. Potts to inform the ZBA that there's no recommendation due to incomplete application but the Board has no issue with the concept, seconded by B. Isler, unanimously approved.

PETITION 16-12

242 HUMPHREY STREET

Application of Teresa Sirignano to install an awning at Cafe Avellino.

The Board reviewed the application as the applicant didn't come to the meeting. They noted that there were no designs or details provided for the proposed awning. The Board went through the requirements outlined in 3.2.2.6 in the Zoning Bylaw.

MOTION : to continue the administrative site plan review due to incomplete application and recommend that ZBA does not take any action until completion of the administrative site plan review as defined in 3.2.2.6. Motion by B. Quinn, seconded by G. Potts, unanimously agreed.

HUMPHREY STREET SITE PLAN SPECIAL PERMIT

16HSSIP-01

293 HUMPHREY STREET

Application of Ronald Plotka to reconfigure the third floor of the existing mixed-use building and seek dimensional relief to increase the building height.

A. Ippolito asked about the building height. The application form used the standard height definition but the actual building height under the overlay is actually 40 feet.

David Supple (project manager) stated that there was recent work needed to the roof due to a leak. The building needs to be remodeled and so they came up with this proposal to improve the building and conform with the other buildings in the area. The third floor will essentially be demolished and then the roof height increased with some reconfiguration of the floor.

A. Ippolito noted that under the overlay bylaw, the Planning Board can waive the 35' height restriction with the granting of the special permit, if there's at least 25 feet between buildings. The surveyed plan doesn't show this information. That requirement is for residential-only buildings but this is a mixed-use building and therefore the 25' distance doesn't apply.

The Board discussed that:

- There is no increase to square footage (it's just being modified)
- The roof pitch is to improve the runoff so that snow doesn't build up

Hilary Ward (architect) explained that the windows have been increased in size to take advantage of the views. The materials for the third floor will be different, but the color will be similar. The existing siding is clapboard. Mr. Supple stated that they proposed slat siding for the third floor. It's traditional for top floors to get a different siding application. A. Ippolito asked about the front deck. The master bedroom will have an access swing door. The balcony edge could be glass panels. The chimneys will be raised so that they clear the roof. A. Ippolito suggested wire for the railings instead of glass due to salt water spray - for the back balcony. She suggested a more closed design to the railing for the front balcony for privacy but also to ensure that items don't fall from the balcony onto the sidewalk below.

The Board discussed with Ms. Ward details about the loft space to better understand the square footage and space. The loft space above the bedrooms will only have a ceiling height of up to 8' 8" at a portion. The Board discussed that it should only go up to 7' to ensure it doesn't become livable space because it's then an increase to square footage. JR Young noted that the street face is a stark contrast because it's creating a large face for the third floor. He's also concerned that the loft space will likely be used for living space rather than storage.

The front deck will be about 10' deep.

Jeanne Leger stated that she owns the property across the street (312 Humphrey St). She finds the proposal to be unattractive. She wants to see the windows matching. She's concerned with the fact there's four layers of windows on the street front. Ms. Ward stated that reducing the building height by 1'6" will revise the top forth row of windows. She's afraid it's too modern.

Justina Oliver asked for the front third floor porch. Ms. Ward explained it's an existing roof area that they can't expand to and adding the deck adds usable outdoor space. She noted that it would help to make the front more traditional and bringing back some of the original details that have been covered over.

MOTION : to approve the Humphrey St Site Plan Special Permit and grant the waiver of height with the following conditions:

- That there isn't a fourth row of windows on street side (no transoms);
- That the loft space has a maximum ceiling height under 7' 3";
- Incorporate historic details and materials to improve the blending of the new construction with the existing;
- The updated plans be submitted to the Dir of Community Dev for final review

By B. Isler, seconded by JR Young, unanimously approved

ADDITIONAL TOPICS

HISTORIC DISTRICT COMMISSION PRELIMINARY REPORT

Justina Oliver stated that the Local Historic District Study Committee submitted the preliminary report to Mass Historical Commission and Planning Board. They'll hold a public hearing on April 27th which will give historic background regarding Rockland Street, the map, and photos of the area. They'll also have information to hand out at Town Meeting. They performed a survey of property owners in the proposed district and so far have a 52% response rate. She discussed their research they've done and the original Blaney estate that was divided.

A. Ippolito asked about the terraces that come up from Humphrey St (Ingalls and Humphrey). The study committee explored those areas but it became bigger than intended and decided to focus on Rockland St.

There's a total of 38 properties in the proposed new district. Justina believes that about 75-80% of property owners are in support (others haven't responded).

A. Ippolito hopes that the community is now more comfortable with the bylaw and process now that it's been running for over a year. She asked about the timing of the demo permit request of 57 Rockland and its timing compared to passage of the district. In Reading, a similar case happened and the building wasn't allowed to come down. Even if the house comes down, the Historic District Commission will have oversight of any new construction. Justina gave the Board members copies of the public information pieces they've created to educate residents.

There's an article in the warrant to adopt the new Rockland Street Local Historic District.

MOTION : to provide a letter of support to the Historic District Commission to include the Rockland St Local Historic District in the historic district bylaw. By A. Ippolito, seconded by B. Isler, and unanimously approved.

SUBDIVISION RULES & REGULATIONS

JR Young has started some research. He and P. Kane will meet in the coming month or so to further revise and then bring it to the Board. He didn't find any existing regulations that completely denied dead-ends/cul-de-sacs (they would allude to it but allow for exceptions and restrictions).

MASTER PLAN PROCESS

P. Kane provided an update on the master plan process. The Master Plan Committee will meet on Thursday to review comments that came in during the public comment period on the rough draft plan. The final plan is on track for May and to be presented to the Planning Board at the May meeting.

ZONING BYLAW ARTICLES

P. Kane explained that Town Counsel reviewed the drafted articles from the Planning Board. There were some minor edits, nothing substantive. P. Kane will confirm the edits with Counsel.

Meeting adjourned at 9:50PM.

S. Peter Kane
Director of Community Development