



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.

JULY 11, 2016 MEETING MINUTES

Time: 7:00 – 9:00 pm
Location: Swampscott Senior Center, 200 Essex Street (rear)
Members Present: A. Ippolito, B. Quinn, G. Potts, JR Young
Members Absent: B. Isler
Others Present: Pete Kane (Dir. of Community Development), Neil Zolot (reporter), William DiMento (attorney), Andrew Rose (applicant), David Kelly (site engineer)

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

MEETING MINUTES

The Board reviewed the minutes from the June 13, 2016, meeting.

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

SITE PLAN REVIEW

PETITIONS 16-18 & 16-19

450 & 500 PARADISE ROAD

Attorney DiMento opened the petitions regarding the project proposals at 450 & 500 Paradise Rd. He said these plans represent the efforts to modernize the mall area. This project is due to Walgreens planned moved across the street (to 505 Paradise Road).

David Kelly (site engineer) noted that their firm has worked on the property for a number of years. He showed the existing conditions of the property (450 Paradise Rd as Swampscott Mall and 500 Paradise Rd as Citizens Bank). The proposal reconfigures the mall area from the Walgreens to the street. It includes removing about a 25' section between the Bertucci's and Walgreens building and then putting on a new façade where the Walgreens is currently located. This will create a building with four tenant spaces as well as a drive thru for one of those spaces. They also want to adjust the lot line between 450 & 500 Paradise Rd. They would then like to connect the parking lots between the two properties. The standalone walk-up ATM will be replaced by two separate drive-up ATMs. It will include a one-way circulation loop to access either ATM (as well as a slip lane to exit). They will be reducing the impervious area by about 1,600 sf with the new landscaping and parking lot layout. The stormwater runoff will also be reduced (new catch basin systems). There's

also a proposed pedestrian connection from Paradise Road to the reconfigured retail building. There will also be outdoor seating for Bertucci's as well as one of the new tenants.

For the reconfigured retail building, the roof and rear wall will remain. The front and side walls are curtain walls and will be replaced.

A. Ippolito asked about a pedestrian access from the modified retail building to Citizens Bank. After reviewing it, Mr. Rose said they could add a sidewalk connection from Paradise Road to the Citizens Bank front entrance. A. Ippolito asked about creating more outdoor grass areas for outdoor dining such as the area between the two properties. Mr. Rose said people prefer to eat at tables right next to the retail space, not across the street. He said he doesn't have much space available since he needs circulation and parking spaces.

A. Ippolito asked about lighting on the site such as along the new pedestrian sidewalk. Mr. Rose said they'll be using the existing lighting as it already illuminates the area very well.

B. Quinn asked about the two drive-up ATMs. He noted they are separated by a good distance and asked if they are different banks. Mr. Rose confirmed they're for two different banks.

A. Ippolito voiced that she liked the project, mix of new tenants, the revised parking, and improved pedestrian access.

They discussed the proposed dumpsters. Mr. Rose confirmed that they'll be screened.

They anticipate the new construction to be complete June/July next year.

MOTION : by JR Young to recommend favorable action on both petition 16-18 and 16-19 to the Zoning Board of Appeals, seconded by G. Potts, and unanimously approved.

SUBDIVISION CONTROL LAW

16ANR-01

133 PURITAN ROAD

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

P. Kane noted that the applicant had submitted a request to continue the application to next month.

MOTION : by G. Potts to accept the continuation request, seconded by JR Young, and unanimously approved.

DISCUSSION TOPICS

POTENTIAL ZONING OVERLAY FOR TRAIN STATION AREA

A. Ippolito discussed the idea of doing an overlay district for the train station area that could provide more affordable housing and commuter units. P. Kane noted that the master plan calls for a 40R zone for the area and that the train station area is one of three areas identified in the master plan for investment potential.

A. Ippolito stated that we need to look at the master plan and housing production plan to determine our housing needs and how we can achieve that in the train station area. She then said that has to be balanced against all the current housing in production as well as resident concern (from Town Meeting) about over development.

The Board discussed some possible overlay options as well as what doing a 40R would mean.

B. Quinn and JR Young said they would work on putting together the list of zoning options and the pros/cons.

Pete will send links of resources (MAPC, Smart Growth America). He'll give the list of zoning options and assign each Board member (JR, Angela, George, Beth).

B. Quinn then noted that for the lodging bylaw, the Selectmen wanted that as an overlay instead. B. Quinn will look into modifying the previous proposed bylaw into an overlay concept.

ZONING MAP CHANGES

A. Ippolito stated that back in 2009 there were significant updates to the zoning bylaws including uses within each of the zoning districts. There however was no update to the district maps. It now appears that some of those districts need to be changed due to the uses for the districts.

The master plan calls for both redevelopment and multi-unit conversions in specific areas of town but also calls for preservation of residential neighborhoods.

MASTER PLAN IMPLEMENTATION

A. Ippolito continued the discussion about the master plan implementation. She and P. Kane had discussed that the Board should split into teams to manage the various plan actions. They should then focus on the near term and ongoing actions first.

- Angela & Pete - historical, open space, and land use/zoning
- Beth & JR - public facilities, transportation
- George & Bill - housing, economic development, sustainability

They then reviewed the tracking spreadsheet and how the teams should work with responsible parties for each action.

A. Ippolito recommended that they check in/update responsible parties on a monthly basis.

Meeting adjourned at 9:00p by motion of JR Young, seconded by G. Potts, and unanimously agreed.

S. Peter Kane

Director of Community Development