



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.
ANDREW LEVIN, ASSISTANT TOWN PLANNER

DECEMBER 11, 2017 MEETING MINUTES

Time: 7:07pm – 8:17pm
Location: Swampscott High School, Room B129, 200 Essex Street
Members Present: A. Ippolito, B. Isler, B. Quinn, G. Potts, J.R. Young
Members Absent: N/A
Others Present: Peter Kane (Director of Community Development), Andrew Levin (Assistant Town Planner)

Chairwoman of the Board A. Ippolito called the meeting to order at 7:00 PM.

The Board began by reviewing the minutes from the September 11th, 2017 and October 16th, 2017 meetings. A minor address typo was pointed out and A. Levin stated he would fix the address.

MOTION : by G. Potts to approve both the 9/11/2017 and 10/16/2017 meeting minutes, seconded by A. Ippolito, unanimously approved.

SITE PLAN REVIEW

PETITION 17-25

48 BRADLEE AVENUE

P. Kane explained that the Petitioner had provided revised plans for the home addition and that based on the changes the petition would not need a site plan special permit.

DISCUSSION – POTENTIAL ZONING BYLAW CHANGES (RESIDENTIAL ZONING DISTRICTS)

A. Ippolito explained that the proposed article previously drafted by the Board was supposed to be on the Fall Special Town Meeting Agenda but that it had been pulled off the agenda, and will be asked to be put on the Regular Town Meeting agenda this May.

The Board with P. Kane discussed the next steps in regards to moving forward with the proposed article. The Board and P. Kane discussed the revised article that was discussed and went before the public during the summer (rezoning A3 to A4, and keeping a specifically designated area A3 (due to its topography, density, and other reasons), but changing the use table), and the potential revisions to this that the Planning Board had previously discussed. The Board discussed the language of the proposed article with P. Kane. A. Ippolito mentioned the goals that this proposed article will achieve, regarding density and other issues in the specific neighborhoods identified. A brief discussion was had on next steps the Board would need to take, including discussion and eventual public meetings. G. Potts mentioned some possible public comments that could be heard and issues.

The Board and P. Kane discussed the revised article that was proposed during the summer, and the potential revisions the Planning Board briefly discussed. P. Kane recommended that the Board move forward with the revised article proposed in the summer. A. Ippolito and P. Kane briefly discussed the proposed article that was discussed, eventually settling on moving forward with the proposed article. P. Kane noted that it may require additions slides and graphics to better explain the proposed change.

The Board discussed a potential timeline regarding the meetings and hearings that would need to take place. The Board agreed to hold a discussion with property owners of the 80 properties for rezoning during their January meeting. P. Kane and D. Levin will mail out invitations to the property owners for that meeting.

OTHER BUSINESS TO PROPERLY COME BEFORE THE BOARD

P. Kane explained that Town Hall had changed the locations of many of the offices, and explained the change to the Office of Community Development (which now includes the Building, Health, Planning, and Recreation Departments though Health is temporarily in a different location and Recreation will maintain a separate office).

P. Kane updated the Board on the major points from the Special Town meeting, including new incentives for small businesses related to property taxes in Town.

The Board briefly discussed the Earth Removal Advisory Committee. Planning Board liaison to the committee, G. Potts, explained a brief update on the committee. A. Ippolito mentioned concern with the unregulated ability to add “fill” in town, and the Board and P. Kane discussed potential town-wide regulations.

P. Kane briefly updated the Board on the installation of historic street lights on Humphrey Street, and updated the Board on the ideas being proposed for the crosswalk in front of St. John’s Church.

MOTION : by G. Potts to adjourn, seconded by A. Ippolito, meeting closed at 8:17PM.

Andrew Levin
Assistant Town Planner