

Date: MONDAY, AUGUST 13, 2018

Time: 7:00pm – 8:30pm

Location: Swampscott Town Hall, 1<sup>st</sup> Floor Conference Room, 22 Monument Avenue

Members Present: A. Ippolito, D. Zucker, B. Quinn, B. Isler

A. Ippolito, Chair, called the meeting to order at 7:00p.

## MEETING MINUTES

The Board reviewed the minutes from the meeting on June 11. There were no comments or edits to be made.

MOTION: by B. Quinn to approve the minutes, seconded by A. Ippolito, unanimous.

## DISCUSSION

Discuss proposed changes at DPW yard

Selectman Don Hause updated the Planning Board on the plan to relocate the DPW yard in order to redevelop the property. The goal is for the revenue from the sale of the yard to offset the cost of redevelopment.

Selectman Hause has reached out to three architects for a density and massing plan, which should be done within thirty to forty-five days.

The site could be redeveloped for either commercial or residential use. Members of the Planning Board expressed a desire to see a commercial use for the site, such as a medical building. Selectman Hause is not aware of any contaminated soil at the site.

Selectman Hause will share the results of the density and massing plans with the Planning Board. The Planning Board will review the current zoning and ownership of the site. The goal is to complete this project as soon as possible.

Discuss 40R initiative (TOD) in Train Station area

Selectman Don Hause updated the Planning Board on the 40R initiative in the Train Station area. The owner of the property located close to the corner of New Ocean Street and Pine Street has commissioned detailed architectural plans for his property as well as the town-owned VFW and C&L Liquors sites, which will be shared with the Board of Selectmen later this month.

The Planning Board discussed the mechanics of a 40R designation and will work with Jennifer Goldson, a consultant secured through a Mass Housing grant, to bring the proposed 40R district before Town

Meeting in May 2019. The Planning Board will review currently existing transit-oriented-development maps and meet with Ms. Goldson for a site visit. The Planning Board will ultimately hold public sessions and hearings before bringing the 40R district to Town Meeting.

Planning Board Member Dave Zucker expressed an interest in taking an active role in the 40R initiative.

#### Discussion of Climate Change Bylaw Amendment Language

The Planning Board discussed Conservation Commission Vice Chair Tonia Bandrowicz's proposed revisions to the Town of Swampscott Zoning Bylaw to reflect concerns regarding climate change and long-term sea level rise. These proposed revisions were based on recommendations from Kleinfelder, an environmental consultant hired to review Swampscott's Zoning Bylaw.

MOTION: by A. Ippolito to work to propose amendments to Zoning Bylaw to adopt language that incorporates effects of climate change based upon recommendations from the Conservation Commission and comments by the Building Inspector, subject to approval by the Board of Selectmen and review by Town Counsel, seconded by B. Isler, unanimously approved.

OTHER BUSINESS No other business was raised.

MOTION: by B. Quinn to adjourn, seconded by D. Zucker, unanimously approved. Meeting adjourned at 8:30p.

Dave Zucker