



# 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

# JANUARY 8, 2018 MEETING MINUTES

**Time:** 7:05pm – 8:25pm  
**Location:** Swampscott High School, Room B129, 200 Essex Street  
**Members Present:** A. Ippolito, B. Isler, G. Potts  
**Members Absent:** B. Quinn, J.R. Young  
**Others Present:** Mary Dechillo (Resident), Sandra Ciani (Petitioner), Gary Hannon (Resident), Alexa Divadkar (Resident), Maryellen Fletcher (Resident), Anita Farber Robertson (Resident), Peter Kane (Director of Community Development), Andrew Levin (Assistant Town Planner)

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:05PM

The Board reviewed the meeting minutes from December 11<sup>th</sup> meeting.

MOTION : by G. Potts to approve the December 11<sup>th</sup> meeting minutes, seconded by B. Isler, unanimously approved.

## SITE PLAN REVIEW

### PETITION 17-29

### 25 THE GREENWAY

This is the petition of Sandra Ciani requesting a dimensional special permit, special permit (nonconforming use/structure), and a site plan special permit. The applicant is seeking to add a second story to a currently existing single-story residence, occupying the same footprint. The rear yard setback is insufficient and relief is required. The Planning Board is performing a site plan review to provide feedback to the Zoning Board of Appeals. Ms. Ciani and a gentleman were present.

P. Kane helped clarify the relief and request for the Board.

G. Potts asked if there is an addition being added to the existing first floor, the gentleman present with Ms. Ciani stated there would not be. The gentleman explained that family members would be moving in together, and that the second story will be added on top of the existing home.

G. Potts asked if there was a locus plan submitted, which showed the abutters, P. Kane responded that one was not. G. Potts explained what and why a locus plan will be needed for the Zoning Board of Appeals. P. Kane added, that a landscaping plan was also not provided as well as a plan specifying where the driveway and walkways are. P. Kane and G. Potts explained to the applicant why a landscaping plan is important and what it should entail. The gentleman with the applicant stated that there are no plans to take down any trees, only the trimming of some limbs on some existing trees.

A. Ippolito inquired about exterior heating or AC units, the gentleman responded that this had not been thought about, but mentioned that the proposed will probably have window mounted units. G. Potts asked if a new furnace was being added, the gentleman stated that the proposal is to potentially zone the second floor out and possibly do baseboard heating. The gentleman described the potential wiring of the addition for the Board. A. Ippolito asked if the proposal is to take off the existing roof and add the second story above that, the **gentleman agreed. The gentleman clarified to the Board that the driveway will “basically” be staying the same,** and that there is a possibility in the future of re-doing the driveway and staircase to make them more presentable.

The Board and P. Kane inquired about roof drainage, G. Potts helped clarify the bylaw regarding drainage. P. Kane explained that drainage must go into a drywell or the soil, and water cannot be put on the street, the gentleman explained that the water currently does not drain into the street and will continue not to.

The gentleman explained that they had spoken to a few of the neighbors.

A. Ippolito asked if there were any questions from the Board, there were none.

MOTION : by A. Ippolito to recommend favorable action, and that the applicant must deliver a fully developed locus plan, full landscape plan, showing the drainage schematics with the new roof, plans showing the driveway and walkway, and plans showing the existing trees and anything being added. Seconded by G. Potts, unanimously approved.

## **DISCUSSION – POTENTIAL ZONING BYLAW CHANGES (RESIDENTIAL ZONING DISTRICTS)**

A. Ippolito explained the history of this proposed zoning bylaw change, adding that this proposal was originally on the warrant last year for Town Meeting, but was taken off and has since been revised.

P. Kane gave a power-point presentation briefly explaining zoning and the history of zoning in Swampscott. P. **Kane mentioned that this rezoning change was derived from the Town’s master plan, where balanced growth and preservation in the Town was identified as goals.**

P. Kane explained that there are two neighborhoods where this proposed change will take place, the **Winnipisekitt Hill neighborhood, and the Fisherman’s Beach neighborhood.**

P. Kane briefly explained the differences between zoning districts in Town, including the differences in use-tables and dimensional requirements.

P. Kane explained the feedback heard by the Board regarding the previous warrant article and that these comments were used in reworking the revised warrant article. P. Kane stated that the revised rezoning change will have every property currently zoned A3 change to A4 (which is a new zoning district with all the same use **and dimensional regulations as A3) and that the areas previously identified (Winnipisekitt Hill and Fisherman’s Beach neighborhoods) will remain A3.** A3 will have the same dimensional regulations but the use table will change. P. Kane stated that the Planning Board was seeking comments and recommendations on how the use-table should change, P. Kane stated that single family homes by right, but was seeking comments on development in terms of by right or by special permit (i.e. how many units to allow).

To help clarify P. Kane showed a side-by-side view of the proposed and existing zoning use and dimensional tables.

A. Ippolito explained that this change is hoping to fix the density and congestion in these neighborhoods. A. Ippolito described some of the feedback previously heard and explained how it was added into the revised change.

An audience member, from Sculpin way, asked if parking regulations could be added into the zoning change, P. Kane responded that parking regulations are included in the use regulations.

A. Ippolito mentioned that Sculpin way is very close to sea-level and characteristics such as this, played into why the Board wishes to mitigate density in certain areas. A. Ippolito explained that neighborhood preservation also influenced this change, with the goal being to preserve the integrity of the neighborhoods and not allow over development. A. Ippolito added that Swampscott does not have an abundance of open space left, and that this change will try and encourage responsible development in appropriate places.

An audience member asked how the public can support this zoning change, and emphasized the need for the community to support this change.

Another audience member mentioned the affordable housing threshold and how or if this zoning change will affect the efforts to reach this threshold. A. Ippolito explained that promoting affordable housing is important and that the Town has different initiatives in place to promote affordable housing, and the different ways this is done through zoning. P. Kane briefly clarified the Affordable Housing Trust and their responsibility for an audience member.

An audience member mentioned the need for public meetings and discussion regarding this zoning change. Another audience member asked why two specific properties on Sculpin Way were not included in the change, P. Kane explained that these properties are already zoned A2.

An audience member asked about the Massachusetts Chapter 40B law which promotes affordable housing, the Board clarified that 40B means that Town regulations are exempt.

An audience member asked about a hypothetical situation about a 40B development, the Board responded that local certain bylaws and regulations are exempt incases of 40B development.

An audience member stated their concerns about traffic and recommended a certain area where traffic flow should be changed. P. Kane explained that the Towns Traffic Study Advisory Committee looks at traffic issues and makes recommendations to the Board of Selectmen.

An audience member from Rockland Ave added her concern with the traffic safety of an area on Rockland Ave. The Board and audience briefly discussed traffic safety in Town.

Another audience member mentioned the previous attempt to have Rockland Ave designated as a historic neighborhood, and mentioned the historic characteristics of some of the homes on the street, and stated that she hopes the zoning change help preserve the neighborhood.

G. Potts explained that this proposed zoning change comes from a 2009 change which allowed for 8-units by special permit. A. Ippolito asked if the audience present believed two units by right **would be "ok"**, audience members generally agreed. An audience member stated their concern about developers working around the Zoning Board regulations, and urged the zoning change to be strict.

P. Kane briefly clarified the zoning changes and explained the current parking regulations for a concerned audience member. Another audience member stated to the Board her thoughts on how to garner more public support for the change. The Board helped clarify some concerns over hypothetical situations that audience members inquired about. The audience and Board also discussed possible public concern that might be heard.

A. Ippolito thanked the audience members for participating and explained that the Board would look to have another public meeting before having a hearing on the change. The audience thanked the Board.

## **OTHER BUSINESS TO PROPERLY COME BEFORE THE BOARD**

Planning Board Liaison to the Earth Removal and Advisory Committee G. Potts briefly updated the Board on the committee.

The Board discussed the next meeting and decided to have a discussion again about the zoning change at the next meeting, and agreed **that the change should state for the new A3 district to have one and two family's by right.**

MOTION : by A. Ippolito to adjourn the meeting, seconded by G. Potts, unanimously approved.

Meeting ended at 8:25PM.

Andrew Levin  
Assistant Town Planner