



TOWN OF SWAMPSCOTT

PLANNING BOARD

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS
ANGELA IPPOLITO, CHAIR
GEORGE POTTS, VICE CHAIR
NEW GUY
BILL QUINN
DAVID ZUCKER

STAFF
MARZIE GALAZKA, DIR. OF COMM. DEV.
MOLLY O'CONNELL, SENIOR PLANNER

AUGUST 12, 2019 MEETING MINUTES

Time: 7:01 p.m. – 7:40 p.m.
Location: Swampscott High School, Room B129, 200 Essex Street
Members Present: A. Ippolito, B. Quinn, M. Proscia
Members Absent: D. Zucker, G. Potts
Others Present: Ralph Balducci (Petitioner), Erin Singh (Petitioner), Teghpal Singh (Petitioner), Molly O'Connell (Planner)

Chair A. Ippolito called the meeting to order at 7:01 p.m.

1. Review and approve minutes from previous meeting (July 8, 2019).

A. Ippolito noted that D. Zucker had pointed out a typo that needs to be corrected.

MOTION: B. Quinn to approve minutes from July 8, 2019 as amended with typo correction. Seconded by A. Ippolito; unanimously approved.

2. Review and approve minutes from 2018 and 2019 (August 2018, November 2018, December 2018, January 2019, March 2019)

MOTION: B. Quinn to approve minutes from August 2018, November 2018, December 2018, and January 2019. Seconded by A. Ippolito; unanimously approved.

MOTION: A. Ippolito to remove March 2019 minutes and to continue to future Planning agenda. Seconded by M. Proscia; unanimously approved.

3. DISCUSSION: SITE PLAN PETITIONS

a. Petition 19-17 by Raffaele's Hair Salon seeking special permit and site plan special permit for new awning sign. Property located at 404 Humphrey Street.

Ralph Balducci, owner of Raffaele's Hair Salon, was present to represent the petition. He is looking to replace an existing awning with a new awning that will conform to the current rules and regulations for signage. The awning will match the others on the street in terms of size and placement. There were no public speakers.

MOTION: A. Ippolito to recommend favorable action on Petition 19-17 for replacement of awning. Seconded by B. Quinn; unanimously approved.

- b. Petition 19-20 by Erin Singh & Teghpal Singh seeking dimensional special permit, special permit, and site plan special permit for an addition to expand existing kitchen, add a family room, expansion of current bathroom, addition of back deck, demolition of existing garage. Property is located at 17 Crosman Ave.**

The petitioners were available to represent the application. Additionally, letters of support that were sent by email to staff were presented to the Chair. The petitioners plan on pushing the envelope of the house towards the rear of the property approximately 20 feet. The expansion will include an expanded kitchen, a family room, a master bathroom with en suite, and an expanded family bathroom. They will also be demolishing an existing two-car garage and replacing with a one-car garage, installing pervious pavers and new hedging, and adding a rear deck.

The Board confirmed that the location of the existing house is not being moved and that the existing non-conformities are not being increased by the proposal.

A. Ippolito noted that the LOCUS plan is incomplete and requested the petitioner provide an update document showing the outline of all abutting properties. M. Proscia also instructed the petitioner to add the height onto the elevation plans, and B. Quinn noted that careful measuring should take place in relation to the slope as the building extends towards the rear of the property.

A. Ippolito asked the petitioners about any proposed exterior lighting and air conditioning units. Ms. Singh replied that they plan to use dark sky lighting off the deck and have not yet chosen a location for the air condition unit, although there is room underneath the proposed rear deck.

B. Quinn noted that the landscape plan does not show the new garage and should be updated for the ZBA.

There were no public speakers.

MOTION: B. Quinn to recommend favorable action on Petition 19-20 at 17 Crosman Avenue for the addition shown in the plans, with the following conditions: updated drawing to show building elevations relative to slope; updated landscape plan to show new garage and location(s) of pervious pavers; add mechanical equipment for air condition on plan; and updated LOCUS plan. Seconded by A. Ippolito; unanimously approved.

4. Update on New Elementary School Project

As the School Building Committee has not met since the last Planning Board meeting, there is no update to provide.

5. Other business that may properly come before the Board

A. Ippolito informed the Board that the Select Board is interested in a short-term rental by-law, most likely to allow, regulate, and tax AirBNB-type rentals. B. Quinn noted that short-term rentals are covered in the hotel by-law, however the definition may not accommodate AirBNB and there is an outstanding enforcement question. Town Meeting did pass a provision for a room tax.

Motion to Adjourn: 7:40 p.m.

Molly O'Connell
Senior Planner