



# TOWN OF SWAMPSCOTT

## PLANNING BOARD

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

**MEMBERS**  
ANGELA IPPOLITO, CHAIR  
GEORGE POTTS, VICE CHAIR  
MIKE PROSCIA  
BILL QUINN  
DAVID ZUCKER

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

# MAY 11, 2020 MEETING MINUTES

**Time:** 7:03 p.m. – 9:25 p.m.  
**Location:** VIRTUAL MEETING  
**Members Present:** A. Ippolito, G. Potts, B. Quinn, M. Proscia, D. Zucker  
**Members Absent:** None  
**Others Present:** Nasser Brahim (consultant), Kelly Stevens (Town Engineer), Gino Cresta (DPW Director), Molly O'Connell (Senior Planner)

The meeting was video recorded.

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:03 P.M.

## 1. PRESENTATION ON MVP PROJECT BY KLEINFELDER

Nasser Brahim from Kleinfelder gave a presentation on the Municipal Vulnerability Preparedness project (funded through the MVP grant) which is bring to 100% design and construction of beach entrance improvements to Cassidy Park and Phillips Beach.

Board members were supportive of the suggestion of kayak racks at Cassidy Park. While part of the space has been informally used for parking, Board members suggested that not be formalized. M. Proscia also suggested the addition of a bike rack. Of the two layouts, Board members preferred the layout with maximized kayak storage.

Board members debated the option of a bathhouse at Phillips Beach. D. Zucker, M. Proscia, and B. Quinn liked the idea as it incorporates the shower, water fountain, and could help with trash. However, Chair Ippolito has outstanding concerns about how to build a FEMA-compliant structure with ADA access in that location, and has long term concerns about maintenance. The Board ultimately suggested that the design for utilities give the Town the future option to install a bath house, and also discussed the option of a temporary or seasonal structure.

## 2. A. DICUSSION: PROPOSED ROADWAYS FOR ACCEPTANCE

Kelly Stevens, Assistant Engineer, presented for DPW. There are four roads being proposed for acceptance: Atlantic Crossing, Morton Hill Ave, Gracie Lane, and Supreme Court. DPW notes that Supreme Court residents must undertake certain improvements as specified by DPW in order for the Town to accept the road.

A. Ippolito asked if Fire and Police had signed off on Atlantic Crossing. Ms. Stevens responded they did.

M. O'Connell asked about the ownership of the retaining wall and the fence at the end of Morton Hill Ave. Ms. Stevens responded that both items are partially in the public right-of-way and on private property, so would be the responsibility of all parties involved, depending on the location of any future work.

G. Potts asked if all four roads are currently receiving trash service; they are.

A. Ippolito has no major issues with any of the proposed roads and just wants to ensure that public safety has signed off (which they should have done during the original subdivision process).

MOTION: A. Ippolito to recommend that the Select Board approve the roads for acceptance. Seconded by D. Zucker; unanimously approved.

## 2. B. DISCUSSION: POTENTIAL ZONING ARTICLES FOR TOWN MEETING

M. O'Connell noted that while all of these items have been submitted for the draft warrant, due to the current emergency situation Town Meeting may be held in a different format and items may be limited. There will be more information to come from the Select Board soon.

### a. Off-Site Parking

The Board members noted they don't want to encourage parking as a primary use, but instead allow a pathway for businesses who are limited in certain ways when it comes to access to parking. This process allows for that to happen through a site plan special permit, which would have specific conditions attached to it and a review period.

### b. Technical Changes

The Board members had no issues except with the modifications proposed to the Building Height definition. They do not disagree with the intent, but would like more information on how this affects many current builds. Does it turn lots of structures into non-conforming structures? More information is needed on whether or not the height limit should be raised in tandem with this definition change.

### c. Affordable Housing

B. Quinn, who is also a member of Swampscott For All Ages, reported that SFAA and the Affordable Housing Trust would like to remove the limit on the accessory apartment section that currently only affords them to family members. M. O'Connell stated that this would need to be a larger discussion with both of those committees, the Planning Board, and the Zoning Board, and that those changes would not be able to happen in time for this year's Town meeting.

## 2.C. DISCUSSION: TREE BY-LAW

A. Ippolito asked to clarify how the process would work in regards to site plan; M. O’Connell responded that since the Tree Warden is located in DPW, they would respond to a site plan request for comments and not have a separate hearing in regards to removal of public trees.

### 3. SCHOOL BUILDING COMMITTEE UPDATE

D. Zucker gave a brief update on the School Building Committee’s progress. They are having online meetings and are discussing 5 potential sites, although 3 of them are more desirable than the others. All information can be found on the Committee’s website.

### 4. OTHER BUSINESS/PAST MEETING MINUTES

MOTION: B. Quinn to approve the meeting minutes from March 9, 2020. Seconded by A. Ippolito; unanimously approved.

Meeting adjourned: 9:25 p.m.

Molly O’Connell  
Senior Planner