



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

AUGUST 10, 2020 MEETING MINUTES

Time: 7:04 p.m. – 8:23 p.m.
Location: VIRTUAL MEETING
Members Present: A. Ippolito, G. Potts, B. Quinn, M. Proscia, D. Zucker.
Members Absent: None
Others Present: Molly O'Connell (Senior Planner), Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:04 P.M.

Ms. O'Connell introduced Marissa Meaney, the Town's new Land Use Coordinator, who will be taking over many duties such as organizing and working with the Planning Board.

1. DISCUSSION: SITE PLAN REVIEW

Continued - Petition 20-11 by ARTHUR GOLDBERG, NATHANSON & GOLDBERG, PC, for a use special permit, dimensional special permit, special permit (parking/loading relief), and site plan special permit for the construction of a new, 8-unit condominium building. Property is located at 9 Boynton Street (Parcel ID: 3-6).

MOTION: B. Quinn to continue the item to the September 14th meeting; seconded by G. Potts. Unanimously approved.

2. WORK SESSION – SWAMPSCOTT 2025: THE MASTER PLAN

A. Ippolito provided background on the Master Plan tracking process. The ideal was updates every 3-6 months to see how implementation was progressing. There has been some lag in that, so the first step is to have the Board members review section to provide comments and then look to check in with Boards/Committees that would be assisting in certain implementation actions.

Members discussed and then chose certain sections to review and provide comments for:

- 1) Historic & Cultural – A. Ippolito
- 2) Economic Development – D. Zucker, G. Potts
- 3) Housing – B. Quinn
- 4) Sustainability: Energy – M. Proscia
- 5) Sustainability: Hazard Mitigation – B. Quinn, A. Ippolito
- 6) Public Facilities – G. Potts

- 7) Transportation – M. Proscia
- 8) Open Space & Recreation – no need for review; open space plan currently being updated
- 9) Land Use & Zoning – D. Zucker

Staff will send out an excel file of all plan Actions for comment. Members should provide comments by the next meeting date.

3. COMMITTEE LIASON UPDATES

MOTION: G. Potts to reappoint M. Proscia to Earth Removal Advisory Committee as Planning Board liaison. Seconded by B. Quinn; unanimously approved (with M. Proscia in abstention).

D. Zucker gave an update on the School Building Committee process and upcoming dates and deadlines.

B. Quinn gave an update on Swampscott For All Ages (SFAA). They have formed a housing subcommittee with the Affordable Housing Trust Fund (AFHT). The initial discussion with Nesterly is on hold right now because of COVID. AFHT is also looking into home renovation programs and working with the Housing Authority on future improvements.

Other announcements:

- Calyx Peak, a proposed marijuana retailer looking to open at 16 New Ocean Street, will be holding a community meeting on August 20th.
- Johnson Park preliminary designs for renovation are underway. Staff and design team were present on site to collect public feedback in July. There will be future opportunities for public comment and current plans are posted online.
- M. O'Connell gave an update on the Open Space plan – the community survey is open until the end of the week and a future presentation will be made to the Board.

4. REVIEW AND APPROVE MINUTES FROM PREVIOUS MEETING(S).

MOTION: D. Zucker to approve the July 13 meeting minutes; seconded by M. Proscia. Unanimously approved.

5. OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD.

6. EXECUTIVE SESSION

Executive Session under (1) G.L. c. 30A, §21(a)(7), to comply with the Open Meeting Law, G.L. c. 30A, §22(f) to review and potentially approve Executive Session minutes from July 13, 2020. The meeting will not reconvene in open session.

MOTION: D. Zucker to enter into Executive Session under (1) G.L. c. 30A, §21(a)(7), to comply with the Open Meeting Law, G.L. c. 30A, §22(f) to review and potentially approve Executive Session minutes from July 13, 2020. Seconded by B. Quinn, unanimously approved.

Time: 8:23 p.m.

Molly O'Connell, Senior Planner