



TOWN OF SWAMPSCOTT

PLANNING BOARD

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

MEMBERS
MIKE PROSCIA, CHAIR
TED DOOLEY, VICE CHAIR
ANGELA IPPOLITO
BILL QUINN
JOE SHERIDAN

STAFF
MARZIE GALAZKA, DIR. OF COMM. DEV.
MARISSA MEANEY, COORDINATOR

Received by Town Clerk
January 17, 2024 9:50am

SEPTEMBER 11, 2023 MEETING MINUTES

Time: 7:06PM – 9:25PM
Location: Remote via Microsoft Teams
Members Present: A. Ippolito, T. Dooley, M. Proscia, J. Sheridan, B. Quinn
Members Absent:
Others Present: Marissa Meaney (Land Use Coordinator)

1. DESIGN REVIEW: COASTAL COLLECTIVE

434 HUMPHREY ST

Kacy Jauron, founder of the Coastal Collective, was present before the Planning Board. She explained that the space will be used for small business artisans who are looking for a retail outlet to showcase their crafts. She is looking to install an awning, and is therefore before the Planning Board to present her design.

The awning design is consistent with that of the convenience store next door, and will be made of Sunbrella fabric.

The design rendering presented the awning in black, but Ms. Jauron's preferred color is navy. The Board did not have any objection.

The Board established the following conditions for approval of the awning design:

- Ms. Jauron may choose between black or navy blue for the background color
- The valence must maintain a maximum height of 10", with a maximum lettering height of 6"
- A reduction from the building is allowed due to the positioning of the traffic light

MOTION: A. Ippolito to recommend favorable action on awning with above-mentioned conditions. T. Dooley seconds; unanimously approved.

2. SITE PLAN REVIEW

29 ESSEX ST

The review is a continuation of the initial review that was conducted on August 14, 2023.

The Board went over comments from the Fire Department, clarifying that the property owners will be in charge of snow removal.

Member Ippolito stated that she really likes the project, but is concerned that there is not enough space.

- A variance will be required by the ZBA for the rear setback, due to the dumpster enclosure
- Cannot think of what else to ask in terms of creating more space, other than decreasing the amount of units

Architect Peter Pitman explained that this project is trying to close the housing gap by offering a variety of housing

- Support from the Board would be appreciated so that he can then confront the Zoning Board of Appeals
- It would be a tossup between subtracting one unit to create one-half more flexible parking space or provide more options for workforce housing

Member Dooley inquired about solar technology. It was stated that the building will be solar panel capable, and will be built in compliance with the latest Stretch Energy Code.

There was no public comment. The Board then closed the public hearing.

The Board evaluated the project based on the criteria set forth in Section 5.4.0.0. of the Zoning Bylaw and made applicable findings.

MOTION: A. Ippolito to grant Site Plan Special Permit in accordance with conditions set forth by the Board and the staff departments. J. Sheridan seconds; approved 4-0 (B. Quinn abstained due to having missed first hearing).

3. OTHER BUSINESS

Vinnin Square Design Guidelines – Angela gave a recap of the community forum that was held at the end of August

- Went over the survey results that were shared by Josh Fiala of the MAPC
- Marissa will distribute the follow-up materials to the Board, who will then provide comments to Josh

MBTA 3A Guidelines – new guidelines were issues for communities that want to require a business component

- Angela, Marzie, and Marisa will meet with Bohler to see if our guidelines should be updated