



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

OCTOBER 16, 2023 MEETING MINUTES

Time: 7:05PM – 10:15PM
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. SITE PLAN REVIEW

19 BROWN RD

Petitioner Joey Burke was there to give a presentation of the site plan to the Planning Board. Application involves the full demolition and reconstruction of a single-family house.

Member Ippolito inquired about a planting list, indicating that there should be one in conjunction with the landscaping plan, and that all plants should be native species.

Chairman Proscia expressed concerns about the four (4) trees being removed to allow for the relocation of the driveway. The Board agreed, and would like to see them salvaged, if possible.

The Board expressed their concern over the lack of comment from the DPW, particularly with respect to the new driveway location. It appeared that the new driveway was located too close to the intersection of Longley Ave.

The Board opened the hearing for public comment.

Neighbor Marc Kornitsky of 19 Brown Rd spoke on behalf of some other neighbors, wanting to know about the construction schedule and if/when the neighbors would be notified. He inquired about the drainage system, and asked Mr. Burke if he would consider making some aesthetic changes to the structure. He does not have any issue with the placement of the driveway, and is otherwise in support of the project.

Beverly Kahn of 36 Longley Ave expressed concern over not having received any plans from Mr. Burke. It was clarified that Mr. Burke had contacted Ms. Kahn and scheduled a site walk with her and her son, during which the plans were reviewed and they were notified of all proposed changes. She had some questions about the deck.

The Board closed the public hearing, following which they evaluated the Site Plan based on the criteria set forth in Section 5.4.0.0. of the zoning bylaw.

The Board established the following conditions for approval:

- Dark Skies lighting practices must be used
- Petitioner to submit a full Demolition Plan as required by the Building and Health Departments
- There shall be no blasting or chipping
- Foundation shall be poured at the same elevation
- Petitioner to submit a planting list
- Pervious surface shall be used where possible

MOTION: A. Ippolito to approve the granting of the Site Plan Special Permit with above-mentioned conditions. T. Dooley seconds; unanimously approved.

2. VINNIN SQUARE DESIGN GUIDELINES

The Board met with Principal Planner Josh Fiala of the MAPC to go over a draft version of the guidelines.

One key point of discussion was the difference between standards (enforceable) and guidelines (strongly preferred but not enforceable), and what the Board would want to see for each.

Member Ippolito spoke highly of the draft guidelines, saying that this product was much better than what she had originally anticipated or hoped for.

The Board decided to move forward with a vote to approve the draft guidelines, following which they will make comments. The comments will be incorporated into a final version of the guidelines, and will be presented to the Board in December.

MOTION: A. Ippolito to adopt the draft guidelines, in principle. T. Dooley seconds; unanimously approved.

3. OTHER BUSINESS

MBTA 3A Guidelines – Board decided they would like to include a mandatory ground-floor retail component, in compliance with the new guidelines issued by the State

Master Plan Committee – Ted Dooley will act as the Planning Board liaison for the Committee