



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

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

MAY 1, 2023 MEETING MINUTES

Time: 7:05PM – 9:31PM
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)

The Planning Board welcomed its newly-elected member, Joe Sheridan.

The Planning Board held a public hearing to discuss and vote to recommend the following proposed changes to the Zoning Bylaw.

1. ACCESSORY DWELLING UNITS

Amend the Swampscott Zoning Bylaw, Section 2.2.3.0. Table of Uses and Section 5.11.0.0. Accessory Apartments, or take any action relative thereto.

Chairwoman Angela Ippolito read the proposed language into the record. She clarified that the proposed language is different than what was included in the warrant, and the language that is voted upon tonight will be included as an appendix.

Members of the Historic District Commission were present to express their support and provide comment about what steps would need to be followed for homes in the Olmsted District. The Board added language to include uploading of HDC Certificates when applying for a building permit.

The Board modified the language regarding the placement of doors and entrances.

Select Board Member MaryEllen Fletcher expressed concerns about use being by right.

Regarding parking, the Board took a "straw poll" to vote on whether a single, dedicated parking space should be required. Angela, Bill, and Ted were in favor, Mike and Joe were against a parking requirement. Angela recommended that Town follow State bylaw, which calls for one dedicated spot, Board agreed.

Resident Martha Curry stated that she expects the number of ADUs to be created is small, and the main target of this bylaw is the elderly population, who is in need of more solutions to affordable housing.

MOTION: M. Proscia to recommend favorable action on Article 17: Accessory Dwelling Units, as finalized on May 1st, 2023, at 9:09PM. J. Sheridan seconds; unanimously approved.

2. SITE PLAN PROCEDURE

Amend the Swampscott Zoning Bylaw, Section 5.2.2.1. and Section 5.4.3.0. pertaining to site plan special permit granting authority, or take any action relative thereto.

Angela provided the introduction and explained reasoning behind the proposed changes. Reiterated that there are many other municipalities in Massachusetts whose planning boards are the issuing authority for all site plan special permits.

Board in agreement over proposed changes as they will strengthen not only the position of the board itself but the positions of the members as elected officials.

Resident Bill DiMento inquired whether language contemplates which Board (Planning or ZBA) must be consulted first; it does not.

MOTION: B. Quinn to recommend favorable action on article. T. Dooley seconds; unanimously approved.

4. ZONING MAP CHANGES

Amend the Swampscott Zoning Map to zone the following parcels of land that are currently zoned A2 to be zoned A4, as established by the Zoning Bylaw, Section 2.1.3.0.: 6-1, 6-1B, 6-1C, 6-1E, 6-2, 6-3, 6-4, 6-4A, 6-5, 6-6, 6-7, and 6-8, or take any action relative thereto.

Angela provided introduction to bylaw changes. Indicated that the rezoning of these parcels will bring the structures, the majority of which are nonconforming two-family, into compliance.

There was no comment, neither from the Board, nor from the public.

MOTION: M. Proscia to recommend favorable action on article. J. Sheridan seconds; unanimously approved.