



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
JOE SHERIDAN

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

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

MAY 8, 2023 MEETING MINUTES

Time: 7:04PM – 10:13PM
Location: Remote via Microsoft Teams
Members Present: A. Ippolito, T. Dooley, M. Proscia, J. Sheridan
Members Absent: B. Quinn
Others Present: Marissa Meaney (Land Use Coordinator)

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

1. HADLEY SCHOOL OVERLAY DISTRICT

Amend the Swampscott Zoning Bylaw and Zoning Map to establish a new Overlay District, being the Hadley School Overlay District, allowing for a Hotel and accessory uses on the property, and including without limitation, regulations pertaining to the purpose, scope, authority and establishment, and delineation of the overlay district, and to re-number the Table of Contents and Zoning Bylaw accordingly, or take any action relative thereto.

Chairwoman Angela Ippolito read the proposed language into the record. She explained that the Hadley Reuse Committee was tasked with proposing options of how to reuse the structure when it would no longer become a school. They provided three options to the Select Board, who voted on the hotel use. Decided that hotel would be desired investment for when project is put to bid, and use will revitalize Humphrey Street commercial corridor.

There was discussion surrounding the lack of hours of operation. Select Board members MaryEllen Fletcher and Doug Thompson expressed her concerns with respect to hours of operation, and Board stated that they would follow up with Town Counsel.

Resident Richard Frenkel expressed concerns with parking, asked if there could be more height on garage, which is currently set at 15 feet. Board member Mike Proscia clarified that 15 feet provides two levels of parking above grade, which is sufficient.

Select Board Member MaryEllen Fletcher inquired whether the height of the structure provided for outdoor space, to which the Board replied yes. Machinery such as generators and condensers would be located on the roof of the building, and would be subject to review by the Planning Board. She also expressed concerns with noise pollution and the use as a by-right.

Resident Ken Shutzer contemplated whether this was spot zoning, noting that abutters might have an objection. Angela Ippolito stated that Town Counsel recommended the overlay district, especially as the parcel already lies within two other overlay districts that allow for a hotel use. This was done to best preserve the property to the extent that it could be developed and reused.

Select Board member Doug Thompson asked if a vote would have to be taken again at Town Meeting if there is no successful bid for a hotel. Angela responded that it does not because the overlay district still has its underlying zoning, which allows for a variety of other uses. Doug also inquired about green design, which Angela clarified would be accounted for in the design guidelines.

MOTION: J. Sheridan to recommend favorable action on the article. T. Dooley seconds; unanimously approved.

2. SITE PLAN PROCEDURE

Amend the Swampscott Zoning Bylaw and Zoning Map to add and establish a new section, Section 4.12.0.0. Regulations Pertaining to Multi-Family Buildings containing more than 8 dwelling units in the Residence B4 District, including without limitation, subsections concerning the purpose; definitions; permitted uses; dimensional, parking, loading, stormwater, inclusionary zoning and landscaping requirements; noise regulations, a plan approval process and requirements; administrative procedures; time limits; appeals fair housing requirements; an effective date and severability.

Angela introduced the article, showed the map and indicated the parcels.

The Board first discussed the changes to the Table of Uses relative to this article.

Resident Ken Shutzer stated that abutters would lose notification, as this would become a site plan review and would not be a public hearing.

MaryEllen Fletcher expressed concerns with loss of commercial space. Angela Ippolito states that that the revenue generated by the Town per square foot does not directly correlate with business performance. The quality of business is more important. Ms. Fletcher inquired as to whether the Safe Harbor provision could be invoked, given that these changes would allow for dense development. Director of Community & Economic Development, Marzie Galazka, explained that Safe Harbor can only be invoked in response to a 40B development.

Resident Carole Shutzer expressed concerns regarding the total number of units that could be constructed. Indicated that there would be severe impact on roads.

Resident Bill DiMento argued that article has not been vetted enough, stating that the impacts should first be studied and then zoning should be subsequently crafted. Angela Ippolito responded that zoning is merely a contemplation of what the Board can encourage to happen. Marzie Galazka stated that any proposals would still go through a site plan review process.

Member Ted Dooley stated that goals of article are aligned with anticipated State 3A zoning. Changes would benefit Swampscott through retail, mixed use, and community assets.

Select Board member Doug Thompson stated that traffic issues need to be taken seriously. To the other point, he argued that even though there is a reduction in commercial space, the overall revenue generation from mixed-use development would be higher than current revenue. He would also be in favor of adding in additional language or policies to promote more affordable housing, rather than just the standard inclusionary zoning.

Resident Richard Frenkel would like to see more open space provisions in the bylaws, especially as the dimensional requirements allow for 90% of lot coverage. Concerned that infrastructure is not able to support denser development. Mike Proscia responded that design guidelines will call for open space.

MaryEllen Fletcher concerned with the 10% limit on affordable housing. Angela Ippolito responded that main goal is to revitalize an outdated commercial center.

Angela Ippolito then mentioned that property owner of Swampscott Mall, Andy Rose, would like to reduce the newly-proposed commercial requirement from 50% to 25%. Ted Dooley agrees, especially as retail demographics are changing. MaryEllen Fletcher repeated concerns about loss of commercial revenue.

MOTION: T. Dooley to recommend favorable action with acceptance of change from 50% to 25% requirement of commercial space. J. Sheridan seconds; unanimously approved.

3. SIGN REVIEW: 286 HUMPHREY ST (DOCKSIDE PUB)

Architect John Seger walked the Board through the signage designs.

Board in favor of the newly-proposed sign; thinks it will be great addition to Humphrey St. They did clarify, however, that any proposals made tonight are final, and modifications must be run past the Board again.

Board also approved the cedar shake vinyl siding.

MOTION: J. Sheridan to approve signage application for Dockside, as submitted. T. Dooley seconds; unanimously approved.