TOWN OF SWAMPSCOTT

PLANNING BOARD

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

MEMBERS
ANGELA IPPOLITO, CHAIR
GEORGE POTTS, VICE CHAIR
BETH ISLER
BILL QUINN
JR YOUNG

STAFF
S. PETER KANE, DIR. OF COMM. DEV.
ANDREW LEVIN, ASSISTANT TOWN PLANNER

MARCH 12, 2018 MEETING MINUTES

Time:	7:03pm – 9:28pm
Location:	Swampscott High School, Room B129, 200 Essex Street
Members Present:	A. Ippolito, G. Potts, B. Isler, J.R. Young, B. Quinn
Members Absent:	
Others Present:	Leanne Smith (Applicant), David Zucker (Resident), Charles Patsios (Resident), Jansi Chandler (Representative), Greg Bosworth (Architect), Peter Kane (Director of Community Development), Andrew Levin (Assistant Town Planner)

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:03PM

ADMINISTRATIVE SITE PLAN REVIEW
18SPR-01

Application by Leanne Smith requesting to install a large awning on the first floor (with marketing info) and three smaller non-branded awnings on the second floor, all on front façade. Awnings will be made of black Sunbrella fabric and galvanized steel structures.

A. Ippolito began by reading the application out loud, and asked Ms. Smith for information on both her business and request.

Ms. Smith began that Family Kitchens has been her family's business since 1968, and that it originally started in Salem. Ms. Smith explained that the business is hoping to capitalize on the high visibility of the building. Ms. Smith continued that the new location's façade is currently under construction.

Ms. Smith explained that the business designs luxury kitchens, as well as design and make custom cabinetry.

Ms. Smith stated that their corporate color identity is black or white with green, and that the proposed awning will be black with white lettering. Ms. Smith showed the Board photos of the sign the business currently has in Salem and explained that the sign has white letters and a green or sage colored "F".

B. Quinn asked if the property is located in the Humphrey Street Overlay District, P. Kane confirmed that it is. B. Quinn asked what the underlying zoning is, P. Kane explained that it is B1, but that the awning bylaw applies to all commercial zones.

A. Ippolito and Ms. Smith discussed the use for the awnings, Leanne clarified that the awnings will be for "look".

Ms. Smith explained that they would like to put the awing up now in the front, and that they would deal with a sign at a later time and mentioned some possible locations for the sign. B. Quinn and Ms. Smith discussed the side of the structure and the awning, Ms. Smith stated that the side will have no sig, just an awning, which will be permanent, and not retractable.

A. Ippolito mentioned that the Bylaws only allow for signage on one side of the awning, and do not allow any signage on the slope, and only the valance. Ms. Smith mentioned that they would like "Family Kitchens" on the awning and mentioned some other businesses near her property with signage on the slopes. P. Kane explained that those businesses pre-date that Bylaw. P. Kane and the Board briefly discussed the allowed signage on awnings and the allowed marketing square footage. The Board and P. Kane hypothesized some possible ideas on where to reposition the logo. A. Ippolito clarified and briefly explained the intent of the awning bylaw. B. Quinn asked what was behind the awning, Ms. Smith replied shingles.

P. Kane clarified the allowed lighting, Ms. Smith mentioned the possibility of a back lit sign. The Board and Ms. Smith discussed the allowed square footage of marketing material, P. Kane clarified any and all signage, and that 45-feet s the max amount allowed, but there is possibility of applying for a special permit for more space.

Ms. Smith asked about the proposed plain awnings, the Board mentioned those are fine.

P. Kane and J.R. Young mentioned that if there is a flat sign instead of an awning, there is a color restriction in the bylaw. P. Kane clarified the color restrictions in the district and mentioned can seek relief from the Zoning Board to do a color different than what is allowed, and briefly discussed the process of getting a special permit.

A. Ippolito mentioned some hypothetical options Ms. Smith could do and explained that her thought is that Ms. Smith should go with a flat sign. Ms. Smith asked if window signage is limited in the bylaw, P. Kane explained it will add to the total square footage.

A. Ippolito then offered some thoughts on what she thought Ms. Smith could do. P. Kane clarified the next steps for the Board.

MOTION : by G. Potts to approve the awning and the sign, as the way it is on plans, except lettering must be on the valance, on front and sides, and up to six inches high, seconded by B. Quinn, unanimously approved.

POSSIBLE PINE STREET DEVELOPMENT

Jansi Chandler a development professional began by explaining that she is present at the meeting with property owner (12-24 Pine Street) Charles Patsios and architect Greg Bosworth. Ms. Chandler explained some background on the project, and explained that she had met with neighbors, seeking their input. Ms. Chandler explained that on January 10th, 2018 she held a planning charrette with neighbors. Ms. Chandler mentioned the feedback heard included support for a residential redevelopment, something that generated taxes, and the property cleaned up through redevelopment. Ms. Chandler added that the neighbors did not want the property to be redeveloped into something that would create an inconvenience or interruption to the neighborhood, and the neighbors want a "stable" use of the property.

Ms. Chandler explained that the owner and his team took the comments into consideration and have come up with a plan and are presenting a preliminary plan to the Planning Board to seek their input. Ms. Chandler explained that they will take into account the Planning Boards comments but are also taking into account the economics of the project.

Ms. Chandler then handed off the presentation to Mr. Bosworth. Mr. Bosworth began by showing the Board a preliminary drawing of the proposal, which would be a multi-family building. G. Potts asked if this proposal would need zoning relief, P. Kane explained that it would.

Mr. Bosworth explained to the Board background on the property as well as described the property. Mr. Bosworth explained the plan is to build a 36-unit development, with one bedrooms, and three studios. Mr. Bosworth mentioned the intention is for commuters, individuals, and couples to live in the units. Mr. Bosworth explained there will be 30 parking spaces on the first floor, with one main entrance, and a garage entrance from the Eerie Street. Mr. Bosworth added it will be an open-air basement plan, with access points for the upper floors, and an area for trash with its own separate garage door.

Mr. Bosworth then began to describe the floor plans for the building, which include 3 floors, 12 units each, with units ranging from 560ft to 742ft. Mr. Bosworth continued that each unit will have an independent porch, and interior units will have bedroom with egress windows. Mr. Bosworth explained the building will be 60 feet by 170 feet, with a "basically" pitched roof, with hips over main entrances and over the porches. Mr. Bosworth described the architectural features of the building, and the area where the equipment for each unit will be.

Mr. Bosworth stated the building will have a max height of 44 feet 8 inches. Mr. Bosworth continued to describe the architectural features of the building, including one consistent eve line. Mr. Bosworth continued to show architectural drawings of the proposal.

A. Ippolito asked about green space, Mr. Bosworth explained the underground garage placement will allow for green buffering.

Mr. Bosworth explained the current structure on the property has a 10,000sf footprint, and the proposed is at 9,000sf, but will be taller. Mr. Bosworth described the current and proposed setbacks, and mentioned the proposal is to go into the rear setback.

Mr. Bosworth described a proposed stonewall planting bed in front of the building on the Pine Street side, and mentioned the intention is to provide a buffer between road and building.

P. Kane clarified the setbacks for a corner lot, that there is no rear yard setback, just two front and two side setbacks, P. Kane continued that there is an open space regulation, which restricts lot coverage to 30% and minimum 15% open space. P. Kane also clarified Zoning compliance issues the property proposal will currently face, including; lot coverage, building height, and number of stores. Mr. Bosworth and P. Kane briefly discussed the buildings dimensions and open space.

G. Potts asked about possible commercial space, Mr. Bosworth mentioned concern with parking, and that the amount being proposed was only enough for residential use.

P. Kane inquired about proposed rental prices, and if doing a M.G.L Chapter 40b development was discussed. Mr. Patsios explained why he is going this current route instead of a 40B, that he wishes to work with the Town, and mentioned looking to make the building apartments. Mr. Patsios mentioned that the State wants to help with the project, and mentioned some other possible ideas that were thought up. A. Ippolito mentioned some of her thoughts on the project. Assistant Town Planner A. Levin asked about the possibility of bike infrastructure, including bike lockers on the property, Mr. Bosworth replied that he is open to the idea.

Mr. Patisos mentioned some of the things that he had talked with the State with about the property.

A. Ippolito mentioned the possibility of becoming a M.G.L. Chapter 40R development, and explained what 40R is, including the requirement that 25% of units must be affordable. Mr. Patsios reiterated that the State wishes to help out.

P. Kane briefly explained Chapter 40R regulations and other things needed for some of the State programs Mr. Patsios had mentioned.

Mr. Patsios mentioned there is a possibility of purchasing the property abutting his property on Eerie Street. The Board and Mr. Patsios clarified his property lines, and Mr. Patsios mentioned some possibilities that could happen.

A. Ippolito thanked the representatives for coming and showing the plans and seeking the Planning Boards involvement in the preliminary stages. P. Kane mentioned that Zoning will be a big piece, and then briefly discussed his thoughts on the property area.

Mr. Patsios mentioned he received a call from MassDevelopment stating their support. The Board and Mr. Patsios briefly discussed the commercial base of the Town.

A. Ippolito mentioned she would like to see the dialogue left open, Ms. Chandler added that MassDevleopment will be coming for a site visit, and mentioned the property has a lot of design potential.

PREVIOUS MEETING MINUTES

MOTION : by G. Potts to approve the January meeting minutes, seconded by Angela, unanimously approved (Board consisted of A. Ippolito, B. Isler, G. Potts)

MOTION : by B. Quinn to approve February meeting minutes, seconded by J.R. Young, unanimously approved (Board consisted of B.Quinn, A. Ippolito, J.R. Young, and G. Potts)

COMMERCIAL REZONING – BYLAW OVERVIEW

P. Kane began with a presentation to the Board explaining the plans to up-zone parcels of land in the Vinnin Square area and showed the Board these parcels.

P. Kane explained the proposal is to create a new B4 district which will include 6 parcels, each with a majority of frontage on Essex Street or Loring Ave. This new B4 district will be a commercial district that encourages denser development, while retaining the use restrictions of the B3. P. Kane went through the new B4, which includes regulations that, any new redevelopment of a commercial space must recreate at a minimum the same amount of commercial space as previous, parking lots can only be on the side or rear of buildings, no more than 30% of dwellings can be unites of 2 bedrooms or more (which help mitigates pressure on education system). P. Kane explained the benefits of this change will be creating opportunity for development in close proximity to commercial area and transportation. P. Kane then summarized the changes.

A. Ippolito asked about the changes in height requirements. P. Kane explained the new requirements in B4 will be 5 stories not to exceed 65 feet, and that if the building has a minimum 175ft of frontage then they can go to 7 stories, but not exceed 85ft.

G. Potts asked how the regulations were derived, P. Kane explained through looking at current regulations and thinking about possible future redevelopment.

P. Kane explained that maximum building coverage will now be at 90%, and regulation for 10% open space.

The Board discussed parking, and possible redevelopment that could take place. A. Ippolito mentioned concerns with the amount of stories being proposed, and the Board discussed current structures and buildings in the area, B. Quinn mentioned concern with truck access.

P. Kane clarified that he is seeing if the Board would sponsor the article.

P. Kane and the Board briefly discussed proposed building height, as well as possibly changes or revisions to possibly make.

MOTION : By J.R. Young to sponsor the article, G. Potts seconded, unanimously approved.

OTHER BUSINESS TO PROPERLY COME BEFORE THE BOARD

A. Ippolito and P. Kane briefly discussed the Town's school buildings.

MOTION : by J.R. Young to adjourn, seconded by B. Isler, unanimously approved, meeting adjourned at 9:28pm.

Andrew Levin
Assistant Town Planner