

SWAMPSCOTT HISTORICAL COMMISSION

MEETING MINUTES

May 9, 2018

7:00 PM

Swampscott Town Hall, 22 Monument Ave, 1st Floor Conference Room

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| <u>MEMBERS PRESENT:</u> | Justina Oliver, Richard Smith, Sylvia Belkin, Bill Travascio, Bill Joyce, Paula Pearce |
| <u>MEMBERS ABSENT:</u> | Kim Barry, Jean Reardon |
| <u>OTHERS PRESENT:</u> | Bob Corcoran, Ted Regnante, David O’Sullivan, Nick Meninno |
| <u>MEETING CALLED TO ORDER:</u> | 7:04 PM |
| <u>133 PURITAN RD REDEVELOPMENT:</u> | <p>Property Owner Bob Corcoran and his development team requested to present their proposed redevelopment of 133 Puritan Rd ‘Green Gate’. The Commission noted the following of the proposal:</p> <ul style="list-style-type: none">• 55+ Community• Preserve the exterior of the mansion and carriage house.• Add a new one unit detached building• Total of three buildings<ul style="list-style-type: none">○ Mansion – 4 townhouse units○ Carriage House – 1 unit○ New build – 1 unit• The property is on the Massachusetts Historical Commission inventory (included with the minutes)• The mansion would have four units and there would be two, one story garages attached to the front of the property.• The existing tennis court and gazebo would be removed to allow the new build to be constructed.• The new build would be in keeping with the style and architecture of the mansion and carriage house.• On the rear of the mansion, each of the four |

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| | <p>units will have an outdoor patio.</p> <ul style="list-style-type: none"> • Utilities to all three structures will be underground. • Overgrown brush and the trees in front of the property would be removed. • Shutters will be restored. • The basement will contain mechanical equipment and storage, the attic will not be used. • The interior of the mansion will be gutted. • Each unit will have an individual elevator. • Each unit will be between 2400 to 2600 square feet. • The stucco siding of the structures will be kept. • The existing outdoor terraces on the 2nd floor will be kept. • Some of the existing fireplaces and railings will be reused. • The existing clay roof tiles will be reused and new ones will be added on the additions. • All of the units will be three bedroom, some will have a den while others do not. • Each unit will have one spot in the garage with one spot in the driveway. • There will be a divider separating the four patios of the mansion. • The existing wrought iron fence and posts will be kept. However, some of the posts will need to be moved. • New property will be GLA 6,591 square feet. • Comments to the ZBA are due by May 22nd. • The developers will be attending the Planning Board on May 14th. <p>The Historical Commission requested being allowed to do a full photographic inventory of the property prior to any work to begin.</p> |
| <p><u>35 LITTLES POINT RD 'WHITE COURT':</u></p> | <p>Nick Meninno attended on behalf of White Court LLC. The Commission discussed a mutual list of conditions if the demo delay was to be lifted. The following was discussed with the Commission:</p> <ul style="list-style-type: none"> • The team would allow elements to be |

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| | <p>salvaged by any means necessary.</p> <ul style="list-style-type: none">• An existing staircase will be reworked in the center lobby for common space, pending code requirements.• 9.5 inch overall height increase of the new building.• The far left and far right exterior walls (footprint) will be extended by 16 inches.• Curve of the central courtyard of the property will be the same dimensions.• Left wing of the property to be pushed back, while the right wing will be pulled forward several feet to allow the two wings to be the same dimensions.• A photographic inventory will be allowed prior to any demolition.• Sylvia talked about bringing-in a conservator from the Peabody Essex Museum to view the murals to see if they can be removed.• Sylvia said that this would view the murals and offer suggestions <i>pro bono</i>.• Nick said he would allow Sylvia and the conservator “unfettered” access to the building so that a photographic inventory can be conducted.• The Commission will need to review the new plans and offer comments to the ZBA for the public hearing on May 29th.• The Commission set the next meeting for May 17th to review commission comments with White Court LLC and Ken Shutzer.• The new cupola will be to scale of the property.• The new build would be clapboard siding.• The antenna on roof, inside the cupola will need to remain for the next 20 years, per the lease agreement with Verizon.• The marble flooring will try to be lifted and reused into the common areas of the new build. However, it would be difficult to reuse the hardwood floors.• Uses for common spaces have not been finalized yet. |
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| | <ul style="list-style-type: none"> • Nick suggested that the final list of recommendations be shared with him and his team (Tom Seltzman) prior to the Thursday, May 17th meeting. • Questions regarding the proposed plan should be submitted to Justina separate from the comments on the conditions of the mitigation. • The goal will be for feedback from the commission members to be sent to Justina by Sunday, May 13th so it can be compiled into one list. |
| <u>TRAIN DEPOT:</u> | <p>The Commission discussed the Train Station visit with town administrator Sean Fitzgerald, Director of Community Development, Pete Kane, and Management of the MBTA properties. The result of the meeting was the Town would not be continuing the lease and the MBTA would choose how to proceed with the use of the Train Depot. Commission members Bill Travascio and Paula Pearce agreed to work together with town personnel and the MBTA to facilitate a plan for the maintenance and reuse of the building.</p> |
| <u>TREASURER'S REPORT:</u> | <p>A bill was submitted in the amount of \$142.50 for the legal ads in the Daily Item for the White Court Public Hearing. All members of the Commission present signed off.</p> <p>The available funds are \$793.98</p> |
| <u>MEETING MINUTES:</u> | Minutes were not available. |
| <u>MEETING ADJOURNED:</u> | 9:36pm |

Respectfully Submitted,

Bill Travascio and Justina Oliver