



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

FEBRUARY 13, 2023 MEETING MINUTES

Time: 7:03PM – 10:55PM
Location: Remote via Microsoft Teams
Members Present: A. Ippolito, T. Dooley, M. Proscia, D. Zucker, B. Quinn
Members Absent:
Others Present: Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

1. SITE PLAN REVIEW

12 SHEPARD AVE

The petitioner, Dan Nellhaus, represented by Attorney Matt Wolverton, is requesting a Site Plan Special Permit for the addition of a second story on his single-family home.

The petitioner acknowledged the I&I fee imposed by the DPW. There are no changes to the current landscaping.

There were no additional comments from the Planning Board.

MOTION: A. Ippolito to recommend favorable action for site plan review. M. Proscia seconds; unanimously approved.

2. SITE PLAN REVIEW

299 SALEM ST

The goal of tonight's final public hearing for the Glover Residences at Vinnin Square is to review the language in the decision and come to a final vote.

The Board opened the hearing by first taking public comment.

Emily Pauls (Lynn Daily Item) – asked for permission to use renderings in newspaper article

Jon Leamon (Historical Commission) – wanted to ensure that Board had the latest comments from the Historical Commission

Jerome Sanders (One Salem St Assoc) – requested that an independent traffic study be conducted

Wendy (Linden Ave resident) – dismayed that neither she nor surrounding neighbors were notified (not within 300' radius); wanted to ensure that height of Glover was consistent with that of gold building on Paradise Rd

Brian Drummond (Tree Committee) – asked about if shadow study had been conducted, which it had not as it was not required since there are no direct abutters the new development has less impervious surface than what is currently existing; expressed his concerns with shade casting on intersection that would exacerbate icy road conditions

Ken Shutzer (One Salem Assoc) – asked if Board had negotiated linkage fees with developer and potential to incorporate traffic roundabout

Lisa Panich (Summit Estates) – also requested that independent traffic study be conducted and that a creative solution be sought for current traffic situation

The Board proceeded to go over the decision with the petitioner and their legal counsel. Chairwoman Ippolito provided both a zoning analysis and a historical recount of the property.

The Board, per the request of the Historical Commission, posed the request of salvaging the Glover Homestead and placing it on the open space “plaza.” Attorney Feldman, counsel for the petitioner Leggat McCall Properties, explained that the Site Plan was meticulously evaluated by the Planning Board over a series of hearings, and to add a structure on at the last minute would not be done in accordance with the plans that were already evaluated.

The Board addressed the citizen petitions that requested an independent traffic study, of which there were three, all led and signed by different groups. The Board understands that there is a fear of the unknown when it comes to increasing traffic in an already congested area, but the conducting of a new traffic study will not resolve the concerns of the residents. More will be known about traffic patterns when the new residences have reached 60% occupancy.

MOTION: Vice Chairman Dave Zucker moved to have the Planning Board vote to approve the plan approval, requested by the applicant, subject to the findings and conditions set forth in the draft decision of the Planning Board dated February 13, 2023. Chairwoman Angela Ippolito seconds; unanimously approved.