



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

MARCH 13, 2023 MEETING MINUTES

Time: 7:04PM – 10:58PM
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. DESIGN REVIEW

286 HUMPHREY ST

Architect John Seger provides presentation to the Board. They are looking to replace vinyl clad siding with cedar shake impression siding – pacific blue with white trim.

Takeout window would mostly be seasonal.

T. Dooley asked about plans for signage – it was explained that they will reappear before Board to present signs. A. Ippolito explained that projection/marquee sign is grandfathered so they should not take it down as it cannot be replaced.

Mike Proscia asked if trash will stay in same spot – yes, it will.

Board deliberated whether Design Review could be approved without storage container as it requires zoning approval; they ultimately agreed that they would accept plans without the storage container and signage (David Zucker argued that the Board would lose a whole month's review if all the petitioner did was come back to the Board just to show that they had removed a storage container). John, the architect, will submit an amended drawing, for the record.

----- public comment -----

Dan Grimes (next door neighbor) – expressed concerns about traffic; had experience with not getting into his driveway; concerned about takeout window hours. Andrew Ingemi (owner) explained that takeout window will provide mostly daytime service, and will close at 9pm.

Moria Farrell (neighbor to rear) – explained that noise pollution from property has had significant negative impacts (i.e. dumpster slamming, loud chatter, food smells, compressor noise). Andrew stated that back door is merely an access point for additional storage and access to AC compressor (there is no public access). Moira also expressed concerns with light pollution and rodents around the trash area. Andrew explained that it will not be a well-lit area.

The Board agreed to move that the Design Review would be approved under the condition that the signage will be approved separately, and without the illustrated walk-in cooler, and any considerations therein will be done by granting of special permit. All other exterior modifications are hereby approved. The Board also requests that owners be mindful and friendly to neighbors, that lighting be compliant, and that rodent control be compliant with terms set by Board of Health.

MOTION: A. Ippolito moves to accept aforementioned motion. T. Dooley seconds; D. Zucker – aye; M. Proscia – aye; B. Quinn – nay. Motion passes 4 – 1.

2. REZONING OF BEACH AVE

Residents of 22 Beach Ave – Julia Steitz & Nick Area appeared before the Board to express their desire to have their property, currently zoned as an A2, to be rezoned A4, like the remainder of the surrounding neighborhood outside of their block of homes.

Land Use Coordinator, Marissa Meaney, explained to the Board that according to the zoning map, a block of homes on Beach Ave, Mountain Ave, and Columbia Street remain A2 while all other residential parcels were converted to A4. A. Ippolito explained to the homeowners the process to get this petition before Town Meeting, including speaking with all of the neighbors and ensuring that this is something they would not object to.

3. ACCESSORY DWELLING UNITS

The Board discussed the parameters that they would like to see in the new version of the Accessory Dwelling Unit (ADU) bylaw.

It was agreed that either the principal structure or the ADU shall be occupied by the property owner.

After a robust discussion, the Board also agreed to not permit the construction of new detached structures. Whereas the allowing of detached structures to become ADUs is happening for the first time, the Board agreed that in order to allow for a higher chance of the legislation passing at Town Meeting, they would currently not allow for new structures to be built. If the legislation was to not pass, then it could not be brought to the Town Meeting floor for another two years.

The language will be sent to KP Law (Town Counsel) for review, and a public hearing should be scheduled for 4/24.