



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.

MAY 9, 2016 MEETING MINUTES

Time: 7:00 -9:20p
Location: Swampscott Senior Center, 200 Essex Street (rear)
Members Present: A. Ippolito B. Quinn, G. Potts, B. Isler
Members Absent: JR Young
Others Present: Pete Kane (Dir. of Community Dev), Christine Madore (MAPC), Chris Bibby (resident), Teresa Siringano (applicant)

Meeting called to order at 7:05 pm by Chair Ippolito.

MEETING MINUTES

The minutes from the April 25 hearing were not ready yet. The Board will take them up at the next meeting.

SITE PLAN REVIEW

PETITION 16-12

242 HUMPHREY STREET

Teresa Siringano distributed copies of the design for the proposed awning. The Board reviewed the design. A. Ippolito noted that the inclusion of text/marketing on the slope of the awning isn't allowed on the slope per the bylaw. The Board discussed that the valance can't be more than 10" in height and lettering on the valance can only be 6" in height.

The Board then discussed the proposed awning material. The applicant would like to use Sunbrella (acrylic). The Board talked about whether acrylic is vinyl or not. P. Kane noted that the original inclusion of "vinyl" was because the Board didn't want flat plastic for awnings. The acrylic has a canvas appearance to it which is similar to the permitted material. It's a thicker nylon-based fabric.

The Board noted that the awning doesn't need to be black.

MOTION : by W. Quinn to approve the awning request with condition that material Sunbrella is consistent with the bylaw, that the slope is kept clear of all text/marketing, and the text on the valance can be rearranged as desired. The valance can only be 10" in height or less and signage/lettering on valance no taller than 6". Seconded by G. Potts, unanimously approved.

MASTER PLAN

A. Ippolito introduced the Board to Christine Madore (MAPC). She introduced the completion of the master plan. P. Kane then gave a brief presentation on the master plan process and the overall goals set out in each chapter of the final master plan.

A. Ippolito stated that she's very happy with the master plan and happy with the effort that went into it. Ms. Madore said that it's been a pleasure working with the town and appreciated the guidance. She's very proud of it.

W. Quinn pointed out that this is a guiding document that will help us with decision making in the future. A. Ippolito explained that the executive summary separate document will be printed and handed out to Town Meeting members. She's glad to have it because it gives a broad overview of the plan and what it includes.

MOTION : by B. Isler to adopt/approve the master plan, seconded by G. Potts, unanimously approved.

TOWN MEETING

A. Ippolito brought up a couple items that will come up at Town Meeting. She's concerned that at Town Meeting that the Planning Board needs to be prepared regarding the Greenwood PDD zoning proposal. She anticipates a motion to keep the bylaw alive even though the Planning Board recommends indefinite postponement. The Machon article may be taken out of order so that it is done prior to the zoning articles. She thinks that if Machon passes, it may encourage Town Meeting members to vote for passage on the Greenwood PDD zoning article. She went through the issues the Planning Board listed for the Selectmen as to why the Board was concerned with the bylaw proposal. She thinks that the one issue the Selectmen can deal with right now to get passage at this Town Meeting would be to revise the site plan review authority.

W. Quinn pointed out that the Planning Board hasn't been a part of the discussions from the start and hasn't been a public process. He's uncomfortable with making a last minute new vote on a possible on-the-floor amendment to make the Planning Board the authority for Greenwood PDD. P. Kane concurred that the Board had a number of issues with the proposed bylaw, not just authority. W. Quinn still believes the Board still needs time to understand it.

A. Ippolito went through the possible steps. After Planning Board recommends indefinite postponement, the Selectmen may then make a motion to amend.

The Board was firm that the Greenwood PDD zoning proposal needs to be postponed so that the proper public process is used.

Meeting adjourned at 9:20PM.

S. Peter Kane
Director of Community Development