



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.

JUNE 13, 2016 MEETING MINUTES

Time: 7:00 – 9:20 pm
Location: Swampscott High School, Room B129, 200 Essex Street
Members Present: A. Ippolito, B. Quinn, B. Isler, JR Young
Members Absent: G. Potts
Others Present: Pete Kane (Dir. of Community Development), Naomi Dreeben (Selectwoman), Peter Spellios (Selectman), Pam Angelakis (Superintendent), Ralph Willmer (MAPC), Fred Phillips (resident)

Meeting called to order at 7:05p by Chair Ippolito

MEETING MINUTES

The Board reviewed the minutes from the April 25 and May 9 (2016) meetings.

MOTION : by B. Isler to approve the April and May meeting minutes, seconded by B. Quinn. Unanimously approved.

PRESENTATIONS

EDUCATIONAL VISION

Superintendent Angelakis presented the “K-12 Educational Vision” (dated November 12, 2015) to the Board. She explained that she’s been working on a potential “new” school since the failed school vote in 2014. They’ve been working to determine what the best scenario is for the K-12 grades. A volunteer task force developed a survey to get feedback from residents on why they feel the vote failed and what they want to see.

The presentation went through:

- Vision Process
- Configuration Determination (grade level groupings, 5th grade in the elementary grouping)
- Existing Configuration (preschool, K-4, middle school 5-8, and high school 9-12)
- New Configuration (early education PreK-2, elementary 3-5, middle school 6-8, high school 9-12)

- Why Grade Level Consolidation (curriculum alignment, students stay with peer group, professional learning communities, professional development, increased efficiencies in planning and instruction, administrative efficiencies, efficiencies of resources, program improvements)
- Educational Programming (broken down by new configuration)
- Challenges Ahead (increased town development, transportation/traffic)

The Superintendent is reaching out to various committees in town to share this vision (Planning Board is the first to receive the presentation). She feels this configuration is the best model for the school district.

B. Quinn asked if they've begun looking at the school facilities. Ms. Angelakis said they have and they are trying to look at ways to ensure they won't need portables. They're down to two sites for a new school. The high school won't be touched. The middle school will lose the fifth grade which will help to provide needed space. She's anticipating submitting a Statement of Interest to the MSBA between Jan and Apr next year.

It may require a new building and then shifting grades around for a few years to get to the end model.

A. Ippolito feels that we should utilize the buildings we have now and there's flexibility there. Ms. Angelakis said the Statement of Interest will be for Hadley because it's not renovatable. The School Dept has invested a lot of money for ADA access at Clarke so it'll be renovated rather than replace it. The high school will stay as is. Ms. Angelakis said they had discussed earlier the potential of adding to the high school to add 7 & 8 but that's not on the table now.

She wants to make sure that when Swampscott goes to the MSBA, she wants to show a long range vision. She clarified that she's not looking for a campus style model where multiple schools are located on the same site.

A. Ippolito asked how the Planning Board can help. Ms. Angelakis said she'd like to come back to the Board when they have more details worked out. She looks to the Board as ambassadors.

B. Quinn asked about a K-8 model. Ms. Angelakis said she doesn't believe that it's a sound idea for Swampscott, but works in other communities.

B. Isler said she's on board with the vision because the rationale is sound. Ms. Angelakis acknowledged that the model will most likely require bussing.

HOUSING PRODUCTION PLAN

Ralph Willmer from MAPC gave the presentation on the new Housing Production Plan. The presentation covered:

- What a Housing Production Plan Is
- What do HPPs do?
- Chapter 40B
- Findings - Housing (stock type, household type, household size reduction over next ten years, housing demand, housing stock age, housing prices, rental costs, cost burden, resident income)
- Housing Goals
- Strategies
- Housing Development Opportunity Sites

- Implementing a Housing Production Plan
- Next Steps (have Planning Board adopt plan, then BOS do same, then submit to DHCD for approval)

B. Quinn asked about how the population stays the same but housing size shrinks. Mr. Willmer stated there will be an increase in number of households, but their size will be smaller - resulting in stable population.

Fred Phillips asked if the population is going to be stable or go down, why we need new schools. Mr. Willmer clarified that this is a plan focused on housing but that the School Dept is using population statistics to look at optimal configuration of the school grades.

A. Ippolito noted that the Town created an Affordable Housing Trust at the May Town Meeting (already implementing the plan). Mr. Willmer confirmed that funds in the trust don't count toward the SHI - only when housing units are created using the funds. The units would need to be deed-restricted.

B. Quinn noted that the average rental rates in the master plan were different than in the HPP (the slide was incorrect but the value in the plan is correct). He asked what an affordable 3-bedroom rent might be. Mr. Willmer stated that the rent is based on the Average Median Income - fair market would be \$1,860.

MOTION : by A. Ippolito to adopt the Housing Production Plan as presented by Ralph Willmer (MAPC) and forward it to the Board of Selectmen for their adoption and final submission to DHCD. Seconded by B. Quinn. Unanimously approved.

OTHER DISCUSSION TOPICS

INFORMAL DISCUSSION WITH MEMBERS OF BOARD OF SELECTMEN

Naomi Dreeben stated that they would like to open a dialogue with the Planning Board regarding the process with rezoning the Greenwood site. She acknowledged that the Planning Board should have been brought on earlier but they were constrained by the litigation. She wants to find areas where the work of the two boards is converging so both can work together.

A. Ippolito acknowledged that this is an unprecedented step and is appreciative of the Selectmen's willingness to reach out. Ms. Dreeben said the Selectmen are looking at future economic development and that they want to include the Planning Board. A. Ippolito said that will it definitely be important for the boards to have close communication regarding master plan implementation.

A. Ippolito explained that the Board is going to begin organizing its implementation. Ms. Dreeben suggested once that's organized, it may be a good idea to have a joint meeting of the two boards - maybe in July. B. Quinn said the language shouldn't be "Planning Board initiatives, Selectmen initiatives" but the collective "our initiatives". N. Dreeben agreed and that's why they want to have the joint meeting. B. Quinn said the Greenwood actions were problematic and the neighbors are still concerned. Ms. Dreeben clarified that the neighborhood isn't speaking as one right now.

Regarding Greenwood, Peter Spellios clarified that in the future the BOS will release an RFP. They will meet with neighbors to determine areas of concern. They want to understand the trust gap and what should be needed for this

new process as it moves forward. They will then incorporate those pieces that are possible and will make the process better.

B. Quinn said it'll be important for the Selectmen to put together a schedule for the next steps at Greenwood and to share that with the neighborhood. B. Isler said that the information should be provided in leaflet to the homes in the neighborhood rather than expecting one resident to disseminate the information. B. Isler recommended that roles and responsibilities should also be clarified for the process.

MASTER PLAN IMPLEMENTATION

Pete Kane explained that he's launched a new website to provide the public progress on the implementation (<http://www.planswampscott.com>). He will next build out a master spreadsheet to track all elements for the actions. A. Ippolito would like to then organize actions by timeframe (near, mid, long, ongoing) and then topic. Then board members could be assigned to oversee various areas and become "liaisons" to those. P. Kane and A. Ippolito will develop the spreadsheet and organize it. A. Ippolito recommended attending an Open Space & Recreation Plan Committee meeting to see how they work with implementation and tracking of actions.

Meeting adjourned at 9:20p by motion of JR Young, seconded by B. Isler, and unanimously agreed.

S. Peter Kane
Director of Community Development