



# 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.  
ANDREW LEVIN, ASSISTANT TOWN PLANNER

# MARCH 28, 2018 JOINT PLANNING BOARD/ BOARD OF SELECTMEN MEETING MINUTES

**Time:** 7:53pm  
**Location:** Swampscott High School, Room B208, 200 Essex Street  
**Members Present:** A. Ippolito, G. Potts, B. Isler, J.R. Young, B. Quinn  
**Members Absent:**  
**Others Present:** Sean Fitzgerald (Town Administrator), Naomi Dreeben (Chair, BOS), Patrick Jones (BOS), Laura Spathanas (BOS), Don Hause (BOS), Peter Spellios (BOS), Peter Kane (Director of Community Development), Andrew Levin (Assistant Town Planner)

## DISCUSSION - ZONING WARRANT ARTICLES

Chairwoman of the Board of Selectmen N. Dreeben called forth the Planning Board.

A. Ippolito began by introducing the Planning Board members and explained that the Planning Board is here to discuss the three proposed warrant articles, handing off the presentation to P. Kane.

P. Kane began the presentation with the proposed residential rezoning article, explaining the geographic locations of the proposed areas to be rezoned, and why these areas were chosen. P. Kane explained that the street networks, density (and for Fishermans Beach neighborhood) the proximity to water, were all part of the reason these areas were chosen.

P. Kane explained the article will rezone all properties zoned as A3 to a A4, except for the two neighborhoods identified. P. Kane explained the new A4 dimensional and use requirements will stay the same as existing, but that the use regulations for A3 will change. The A3 district will allow one and two-family homes by right, and three-family homes by special permit. P. Kane explained that this concept is trying to fix a 2009 change which allowed 3-8 units by special permit, P. Kane mentioned that this article also came out of goals outlined in the Master Plan.

N. Dreeben asked how the current warrant article landed on maximum three units, P. Kane and A. Ippolito explained the comments and suggestions heard at the Planning Board's public meetings. P. Kane and P. Jones briefly discussed the article and clarified the changes to the zoning bylaw. P. Spellios stated that he agrees with this article being on the warrant. Both Boards briefly discussed the two neighborhoods identified. A. Ippolito explained the topography of the Puritan Road area has some homes sitting very low very close to the water and added that some homes on Fisherman's Beach sit on the sand. P. Spellios mentioned that he believes the Winnepesquitt Hill area should be rezoned, but mentioned he is "hesitant" on the downzoning of the Fisherman's Beach/Puritan Road area, for its proximity to the Town's core areas. A. Ippolito briefly explained to P. Spellios the reasons why Fisherman's Beach/Puritan Road area was chosen.

Both Boards briefly discussed the ability of revisions being made at Town Meeting. P. Spellios asked if the Tourist Overlay District extends into the proposed areas of rezoning, the Planning Board responded it does not.

P. Kane and P. Jones briefly discussed the current homes in the two target areas, P. Kane helped clarify homes with three or more units will be grandfathered in.

P. Kane then moved to the next article, which is modifying the use table in the Humphrey Street Overlay District to include the tourist lodging regulations that were approved for the Tourist Overlay District at the previous May Town Meeting. P. Kane explained the article will delineate the lodging types and delineate the special permit process depending on if underlying zoning is commercial or residential. P. Kane explained that he had updated the Town Zoning Bylaw to reflect the potential residential rezoning bylaw (A3 to A4). P. Kane and P. Spellios briefly discussed the order the articles should be presented in at Town Meeting.

P. Spellios mentioned that he believes the Humphrey Street Overlay District should be reviewed. P. Spellios and A. Ippolito briefly discussed the overlay district.

Town Administrator, S. Fitzgerald stated his thoughts on the potential of the Planning Board and Board of Selectmen working together.

P. Kane moved to the final article, which is proposing a rezoning of certain properties in Vinnin Square. P. Kane explained that the article is seeking to rezone 6 parcels which are currently zoned B3, and all have frontage on Loring or Essex streets. P. Kane explained the proposal is to rezone these parcels as B4 (which this warrant article creates), P. Kane added the use requirements in the new B4 will be the same as B3, but the dimensional requirements will change. P. Kane explained that the setback, height, and open space requirement will change, and that there will also be a regulation that any redevelopment of a commercial space must at minimum recreate the same amount of commercial square-footage as previous. P. Kane continued that the new B4 will require parking to be on the side or rear of the principal structure, and that no more than 30% of dwelling units can have more than two bedrooms.

P. Kane stated that this article comes from goals in the Master Plan and is in line with the Governor's Housing Choice Initiative, which encourages municipalities to modify zoning to increase housing production. P. Kane added that any redevelopment would have to meet the inclusionary zoning measures previously passed.

P. Kane then summarized the changes between the B3 and proposed B4. P. Kane explained that the lot size requirement will stay the same, but that max height will change in the B4, allowing for up to five stories but not to exceed 65 feet, and if the building is setback 175 feet, max height increases to 7 stories but not to exceed 85 feet. P. Kane explained the minimum open space requirement will go from 15% to 10%, and the side and front yard setbacks will be reduced as well.

P. Spellios mentioned that he is in favor of this proposal, both Boards then briefly discussed impact fees.

P. Spellios mentioned that it might be time to revisit some areas as well and to review the use classifications, to encourage and promote smarter and more responsible uses. P. Spellios and the Boards briefly discussed a possibly idea to "off-site" commercial space.

P. Jones asked for a slight clarification, P. Kane explained that the proposal will allow for more development. N. Dreeben asked about parking, P. Kane explained the decreased open space requirements promotes the use of parking garages, but that the parking requirements will stay the same as current, depending on the space.

The Boards both discussed next steps in terms of the three articles.

The Board of Selectmen thanked the Planning Board for attending and explaining the articles.

A. Ippolito thanked the Board of Selectmen for allowing the time to explain the articles.

S. Fitzgerald mentioned the possibility of having a land use summit, and explained he believes it would be a great strategy for dialogue.

The Boards both thanked each other.

Andrew Levin  
Assistant Town Planner