



# 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

# APRIL 2, 2018 MEETING MINUTES

**Time:** 7:03pm – 8:38pm  
**Location:** Swampscott High School, Room B129, 200 Essex Street  
**Members Present:** A. Ippolito, G. Potts, B. Isler, J.R. Young, B. Quinn  
**Members Absent:**  
**Others Present:** Mary DiChello (Resident), Neal DiChello (Resident), Pat Shanahan (Resident), Neal Pearlstein (Resident), Jeanne Leger (Resident), A. Pulaski (Resident), Joe Roman (Resident), Charles Dohan (Resident), Andrew Levin (Assistant Town Planner)

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:03PM

## ZONING WARRANT ARTICLE HEARING

A. Ippolito began by welcoming those present and introducing the Planning Board members and the Assistant Town Planner. A. Ippolito briefly explained the Planning Boards function in regards to the three proposed articles, and the process for the hearing. A. Ippolito briefly explained what Zoning is and gave a quick summary of the three articles.

A. Ippolito then began the presentation on the three proposed articles, starting with the residential rezoning proposal. A. Ippolito showed a map of the two areas chosen for rezoning and described the locations. A. Ippolito explained that current use regulations in the A3 district allow for 2 units by right, and 3-8 units by special permit. A. Ippolito explained this proposed warrant article will correct a blanket change from 2009. A. Ippolito explained the proposal is to rezone all A3 properties to A4 except the two neighborhoods identified (Fisherman's Beach/Puritan Road and Winnipeskitt Hill). The new A4 district will have exactly the same use and dimensional requirements of the current A3 district. The new A3 district will maintain the same dimensional requirements, but that the use requirements will change. The district will now allow 1-2 units by right, and maximum 3 units by special permit.

A. Ippolito explained the reasons the zoning change is being proposed and why these two areas were targeted, highlighting the density, topography, and recent issues with storms. A. Ippolito added that this proposal also rose from the Master Plan goal to preserve neighborhoods. A. Ippolito then briefly summarized the proposal.

A. Ippolito asked for public comment.

A. Resident and the Board discussed what constitutes reconstruction and triggering the new use requirements.

A. Ippolito and a resident briefly discussed the two areas being rezoned. Another resident and A. Ippolito discussed about a certain area why it wasn't added.

Mary Dichello, thanked the Board for their work, and mentioned the Board recognized what needed to be done, and are trying to make a change.

A. Ippolito moved to the Humphrey Street Overlay Tourist lodging regulations article.

A. Ippolito explained that this article is proposing to modify the table of uses in the Humphrey Street Overlay district to allow lodging. A. Ippolito continued that this proposal stems from the Master Plan which encouraged tourism lodging in appropriate areas. A. Ippolito explained that the Tourism Lodging regulations were previously approved by Town Meeting, and now the Board wishes to add them to the Humphrey Street Overlay District. A. Ippolito explained the warrant article and regulations sets the special permit process in the Humphrey Street Overlay District for lodging. A. Ippolito mentioned that this article is providing the opportunity for future lodging projects.

A. Ippolito asked for questions. A. Resident asked for clarification on the modifications, the Board helped clarify. A resident asked for clarification on what can be built, G. Potts clarified that the underlying zoning of the property will regulate the development. The Board and resident discussed the geographic location of the district, and the area it includes.

A. Ippolito then moved on to the proposed commercial rezoning in Vinnin Square.

A. Ippolito explained the proposal is to create a new B4 business district, which will have different dimensional requirements than the current B3. A. Ippolito explained the parcels that were chosen all have frontage on Loring or Essex Street, and that they are already all zoned for business. A. Ippolito went through the new B4 regulations, including; requiring that redevelopment of commercial space must recreate, at minimum, the same amount of commercial square footage as previous, parking must be on the side or rear of property, and that for new residential development no more than 30% of units can be two bedrooms or more. A. Ippolito briefly explained the reasons behind proposing this article, and briefly discussed the location of the new district. A. Ippolito stated there are no current plans for redevelopment in this area, but that this zoning change will create an opportunity for potential redevelopment.

A. Ippolito went through a summary of the B4 district. A. Ippolito explained the B4 district will have new height regulations, that buildings can be five stories, but may not exceed 65 feet, and if set back 175 feet, buildings can be up to seven stories, but may not exceed 85 feet. A. Ippolito continued that the open space requirement will change from 15% in B3 to 10% in B4, allowing development to take up 90% of lots. A. Ippolito explained the setbacks in the B4 will change to 20 feet and reiterated that parking must be on the side or rear of structures.

A. Ippolito asked for questions.

A. Resident stated her concern about the wetland area located near the Stop and Shop property. The Board and the Assistant Town Planner explained that the wetland is protected by the Wetlands Protection Act.

A resident asked if this will create more traffic on Essex Street, A. Ippolito explained that she would hope any residential redevelopment would be for commuters and explained there are bus lines that go past the properties. A resident and the Board briefly discussed the location of the rezoning and why certain areas were not included.

A resident had come to the meeting late, the Board asked if he had any questions on the warrant articles, the resident stated he was at the meeting for the residential rezoning article, and asked what fundamentally has changed since it was last proposed. The Board explained that this article will limit properties to 1-2 units, and maximum 3 by special permit. The resident stated that he was opposed to the change and mentioned that he felt it was "reactionary". The Board and the resident briefly discussed the article.

On a motion by B. Quinn, seconded by A. Ippolito, and unanimously approved, the public meeting was closed.

A. Ippolito then asked the Board to discuss the articles, beginning with the residential rezoning article. G. Potts stated that he is glad the Board listened to the public comments and revised the proposal.

MOTION : by G. Potts to recommend favorable action to the Board of Selectmen, seconded by B. Isler, unanimously approved. (5-0)

Board moved to the Humphrey Street Overlay modification to add the tourist lodging regulations.

There were no comments.

MOTION : by B. Quinn to recommend favorable action to the Board of Selectmen for the article as written, seconded by G. Potts, unanimously approved (5-0).

The Board then moved on to the Vinnin Square commercial rezoning.

A. Ippolito mentioned that she is against the seven stories which it will allow. G. Potts mentioned that Town Meeting can amend the article during the meeting. B. Quinn mentioned that he had recently driven by the proposed area and that there are already multiple large buildings in the area. The Board briefly discussed the height of the existing buildings, and the proposed new height regulations. G. Potts mentioned a possible revision to the article to require all redevelopment in the new district to have a commercial component, the Board responded that it would add another level of complexity and that it did not seem feasible. The Board briefly discussed potential redevelopment.

B. Isler, G. Potts, J.R. Young, and B. Quinn all mentioned they are “OK” with the new height regulation.

MOTION : by B. Isler to recommend favorable action on the rezoning article for creation of B4 as written, seconded by J.R. Young, approved 4-1.

MOTION : to adjourn by G. Potts, seconded by B. Quinn, unanimously approved, meeting ended at 8:38PM

Andrew Levin  
Assistant Town Planner

[illegible]