



# 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 9, 2018 MEETING MINUTES

**Time:** 7:01pm – 8:07pm  
**Location:** Swampscott High School, Room B129, 200 Essex Street  
**Members Present:** G. Potts, J.R. Young, B. Quinn  
**Members Absent:** A. Ippolito, B. Isler  
**Others Present:** Peter Kane (Director of Community Development), Robert McCann (attorney), Eric Lomas (attorney), Mark Delisle (applicant), Ryan McSherra (architect), Timothy Rhoads (resident), Charles Delisle (resident), Barbara Delisle (resident)

Vice Chair G. Potts, acting as Chair for the evening, called the meeting to order at 7:01p.

### MEETING MINUTES

The Board reviewed the minutes from the from the meetings on March 12, March 28, and April 2. There were no comments or edits to be made.

**MOTION:** by JR Young to approve all three sets of minutes, seconded by B. Quinn, unanimous.

### SUBDIVISION CONTROL LAW

18ANR-01

144-148 BEACH BLUFF AVENUE

Robert McCann was present to represent the applicant, Elizabeth Blodgett. The applicant has submitted a request for changes to property lines believed to fall under Approval Not Required. Mr. McCann distributed highlighted plans for current and proposed property line conditions to emphasize the change from three lots to two buildable lots with requisite lot area and street frontage for the zoning district (A-1). He explained that the applicant wants to ensure that the third lot doesn't get built on.

The Board discussed with Mr. McCann the filing and agreed it falls under ANR.

**MOTION:** by JR Young to accept/endorse the plan as Approval Not Required, seconded by B. Quinn, unanimous.

### SITE PLAN REVIEW

PETITION 17-22

25 GLEN ROAD

The Petitioner, Mark Delisle (present), has submitted to the ZBA revised plans regarding the zoning relief application. Originally they intended to add to the existing single-family home and make it a two-family structure and build a

separate two-family structure on the back of the lot (accessible from Cardillo Terrace). Eric Lomas (attorney for petitioner) explained that based on the feedback from the ZBA and the neighborhood, they've revised their plans and now have developed a proposal to add to the existing single-family home and make it a four-family structure.

Mr. Lomas distributed a memorandum to clarify/correct some of the dimensional elements they had included in their revised application. Mr. Lomas and Ryan McSherra (architect) then walked through the revised plans.

Mr. McSherra stated that they won't tear down the existing building. The existing home includes a basement-level single-car garage which will remain. They'll add a second story for another unit on top of that building. They'll also add an extension to the back for the other two units. The extension will match the height of the front portion. A parking area will be created off of Cardillo Terrace as well (total of 8 spaces including the garage). The grade of the site slopes up to the parking area on the Cardillo Terrace side. The attics will not be occupied; will be storage space with less than 7 feet of clearance. There are two entrances to the building. They don't plan on blasting. They'll dig until they hit resistance.

The Board discussed the need for stormwater management to ensure rainwater does not runoff onto abutting properties or into the public street. Mr. McSherra noted the green spaces can be used for this mitigation. G. Potts asked about notations for HVAC mechanicals. Mr. McSherra said they aren't currently drawn into the plans, but stated they'll locate them on the side shared with Humphrey Plaza (commercial property). They also plan to keep all existing trees along the property line. B. Quinn inquired about exterior lighting. Mr. McSherra said they'll have some step lighting along the pathway as well as at the doors to the building, but no other exterior lighting is planned.

The Board went through the site plan review checklist noting that a number of items were previously discussed under the original plan and aren't affected by the changed plans.

The Board asked if there were any comments or questions from the public.

Tim Rhoads (44 Glen Road) was present to voice concern about the overall size of the new structure. He also felt that four units was beyond typical for the neighborhood and thinks three units is better. He preferred the previous plan for the two structures of two units apiece. He felt the ZBA was split on granting the two structures, but maybe one less unit. Mr. Lomas confirmed that.

Mr. Delisle stated that the ZBA said they don't typically grant variances in general. The original plan called for two structures of over 3,000 sf in each. This modified plan is smaller in total square footage. He noted that there are two structures at the end of Cardillo Terrace that have three units and a storefront.

G. Potts noted that the district allows for a special permit process for multiple units and that it abuts a commercial property.

JR Younger felt the building is huge, but noted the lot is larger than most of the other lots in the neighborhood. The Board also discussed the amount of roof area and if there's a need to break it up. They agreed there wasn't a need.

MOTION: by JR Young to recommend favorable action with condition that stormwater runoff be mitigated onsite and that the applicant include details about exterior lighting, location for HVAC equipment, and a full locus plan, seconded by B. Quinn, unanimous.

## OTHER BUSINESS

The Board briefly discussed the zoning articles as presented to the Board of Selectmen and that no changes were needed nor any further public meetings needed.

MOTION: by JR Young to adjourn, seconded by B. Quinn, unanimously approved.

Meeting adjourned at 8:07p.

S. Peter Kane  
Director of Community Development