



TOWN OF SWAMPSCOTT

PLANNING BOARD

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS

ANGELA IPPOLITO, CHAIR
GEORGE POTTS, VICE CHAIR
MIKE PROSCIA
BILL QUINN
DAVID ZUCKER

STAFF

MARZIE GALAZKA, DIRECTOR
MOLLY O'CONNELL, SR. PLANNER

MAY 13, 2019 MEETING MINUTES

Time: 7:17 P.M. – 8:59 P.M.
Location: Swampscott High School, Room B129, 200 Essex Street
Members Present: A. Ippolito (Chair), G. Potts, B. Quinn, M. Proscia
Members Absent: D. Zucker
Others Present: Joe Fazzolari (applicant), Mike Mosko (contractor), Molly O'Connell (Senior Planner)

A. Ippolito called the meeting to order at 7:17 P.M.

A. Ippolito welcomed and introduced the newest Planning Board member – Mike Proscia – and the new senior Planner – Molly O'Connell. She thanked former Board member Beth Isler for her service.

Past meeting minutes are still in the process of transcription and will be addressed at an upcoming meeting.

DISCUSSION: SITE PLAN REVIEW

PETITION 19-9

69 SARGENT ROAD

This is a petition by Joe Fazzolari for an addition to the first-floor living space and addition of a second story master suite to an existing single-family building at 69 Sargent Road. The applicant is requesting additional zoning relief for the side and front yard setbacks. The Planning Board is performing a site plan review to provide feedback to the Zoning Board of Appeals. Mr. and Mrs. Fazzolari and their contractor, Mr. Mosko, were present.

G. Potts and A. Ippolito clarified with the applicant the setback proposed along the existing non-conforming side yard. The applicant stated that at no point will the proposed addition encroach farther than the 4.7 ft, which is the setback of the existing mudroom.

A. Ippolito recommended that the applicant provide additional materials before going to the Zoning Board of Appeals, including a LOCUS plan that shows the full outline of the neighboring houses, a set of existing and proposed conditions on a site plan, and a set of existing and proposed elevations.

G. Potts pointed out that since the side yard setback of the requested addition is greater than the 20% difference allowed under a dimensional special permit, that the applicant could be looking at a variance request in front of the ZBA.

A. Ippolito asked what the immediate neighbor thought of the proposal. The applicant responded that she had no issues. G. Potts strongly suggested the applicant bring a letter of the support from the neighbor to the ZBA meeting.

A. Ippolito asked why the addition is proposed on the already non-conforming side. Applicant responded that this side is where the existing kitchen is, and the other side of the house is the garage which could not be easily flipped.

The general consensus of the Board is that all of the requests, except for the side yard setback, were reasonable.

A. Ippolito asked if there was any other way for the applicant to build what they want without encroaching. She suggested that, while the applicant can present what they have to the ZBA, they should consider a Plan B.

B. Quinn asked if the slope of the roofline would be changing at all. The applicant replied that it would not. B. Quinn also advised the applicant to highlight the new second floor windows that would be on the abutting side with the nearest neighbor.

B. Quinn also advised the applicant that, if they plan on installing any lights, they provide a lighting plan for the ZBA. G. Potts mentioned that all lights should point downwards.

MOTION: A. Ippolito to recommend favorable action on Site plan Special Permit for 69 Sargent Road with a consideration that the new building does not exacerbate existing non-conformities.

B. Quinn moved to add to the motion that the Board recommends the applicant provide updated LOCUS plans, plans for existing and proposed layouts, a lighting plan, and for the applicant to review the plan with the neighbor before the Zoning Board of Appeals meeting.

Motion as amended seconded by G. Potts, unanimously approved.

PUBLIC HEARING: PROPOSED AMENDMENTS TO THE ZONING BY-LAW

A. Ippolito opened the public hearing at 8:29 P.M.

A. Ippolito described the genesis of the amendments, which were recommendations from a 2016 Coastal Climate Change Study, commissioned by the Town, partially funded by a grant from the Massachusetts Coastal Zone Management office, and conducted by Kleinfelder, Woods Hole Group, Town Planning, and DPW. The report modeled both historical and project climate change issues so the Town could understand the vulnerabilities facing municipal infrastructure and coastal areas. Potential adaptation strategies, including regulation and policy solutions, were recommended. These recommendations are being implemented in the proposed amendments to the Zoning By-Law, and only affects properties located within the Coastal Flood Area Overlay District (CFAOD).

A. Ippolito mentioned that there was an error in the printed Warrant, but a corrected copy of the By-Law proposal will be printed and available at Town Meeting.

M. Proscia asked how often the overlay district gets updated. A. Ippolito responded that the latest update is from 2016 but is unsure about the timing of future updates. DPW routinely gets updates from the state on large chunks of data. The current flood map is also based on FEMA's data.

A. Ippolito read through the proposed by-law changes, which affect all properties in the CFAOD regardless of use, and which is intended to ensure that future development or changes on these properties is appropriately evaluated in the context of sea level rise.

A. Ippolito noted that this item will require a 2/3 vote at Town Meeting.

G. Potts asked what the maximum rise model is. A. Ippolito responded that by 2100 the sea level rise could be as high as 6.5 feet.

MOTION: B. Quinn to approve Planning Board sponsorship of the proposed By-Law Amendment. Seconded by Potts, unanimously approved.

A. Ippolito closed the public hearing at 8:51 p.m.

The Board also briefly discussed adding similar language to the Subdivision Control Act, which can be considered at a future meeting.

19SUB-1: 85 PURITAN LANE

As there was not a quorum for signature, A. Ippolito stated that the plans would be available for signature at the Town Clerk's office the following day.

OTHER BUSINESS TO PROPERLY COME BEFORE THE BOARD

The Board briefly discussed the affordable housing trust.

MOTION: by A. Ippolito to adjourn the meeting, seconded by Bill Quinn, unanimously approved.

Meeting adjourned at 8:59 pm.

Molly O'Connell
Senior Planner