



# TOWN OF SWAMPSCOTT

## PLANNING BOARD

**MEMBERS**  
ANGELA IPPOLITO, CHAIR  
GEORGE POTTS, VICE CHAIR  
BETH ISLER  
BILL QUINN  
JR YOUNG

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

## *November 19, 2018 MEETING MINUTES*

**Time:** 7:00 P.M. – 9:00 P.M.  
**Location:** Swampscott High School, Room B-129, 200 Essex Street  
**Members Present:** G. Potts, Dave Zucker, B. Quinn  
**Members Absent:** A. Ippolito, B. Isler  
**Others Present:** Attorney Ken Shutzer, Attorney Robert C. McCann, Representative/ Architect from Walter Jacobs Architects.

*Vice Chair G. Potts, called the meeting to order at 7:00P.M.*

### **SITE PLAN REVIEW**

- *Petition 18-20 (60 Tupelo Road) by Michael G. Lynch, Trustee for Site Plan Modification for installation of glass window panes in the rear and right walls of the existing car port, and installation of two garage doors on the front of the existing car port. (Map 26, Lot 118 & 119)*

*Attorney Bob McCann represented the above petitioner,*

*Mr. Arthur Black is the current buyer of 60 Tupelo Road-sale contingent with getting garage doors and window the above*

*Attorney Robert McCann stated that the Building Inspector Max Kasper made the determination the above plans needed to be reviewed by the Planning Board. Attorney Robert McCann looking for a favorable recommendation to the Zoning Board of Appeals.*

*Attorney Bob McCann recognized and thanked abutters Mr. and Mrs. Carpi and their Attorney Ken Shutzer for working with the buyer.*

*The following items were openly discussed:*

- *Garage doors present –currently only car port is present.*
- *Drawings were presented and explained*
- *Car port is really a garage, including open windows -super imposed two garage doors with windows.*
- *Elevation of the house.*
- *Settlement agreement reached prior with neighbors*
- *Home unoccupied for 8 years -like to see some closure of this property ----support of the project –*
- *Filing of a final landscaping plan was discussed briefly will be presented to the ZBA*

- *Space above the garage is enclosed.*
- *Full locus plan needed*
- *Any decision clearly should identify that Mr. Black is the purchaser/new owner*
- *No structural changes.*
- *Board members asked anyone in attendance if they would like to speak -No one spoke.*

*Member B. Quinn made motion to recommend favorable action on the site plan modification for 60 Tupelo Road, Swampscott, Mass for installation of glass window panes in the rear and right walls of the existing car port, and installation of two garage doors on the front of the existing car port. (Map 26, Lot 118 & 119), with the following recommendations: that applicant includes a detailed landscaping plan, locus plan and letter previously submitted to the Conservation Commission from abutter Cynthia Belhumeur, 100 Galloupes Point Road, Swampscott, Mass confirming no opposition to the above request, relief goes to Mr. Black, seconded by Member G. Potts. All Board members unanimously approved.*

*The Board adjourned meeting at approximately at 8: 30 P.M.*

*Maureen Shultz, Office of Community Development*

*Taping of this meeting is available on the Town's Website for viewing.*

