



# 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

# FEBRUARY 12, 2018 MEETING MINUTES

**Time:** 7:01pm – 8:46pm  
**Location:** Swampscott High School, Room B129, 200 Essex Street  
**Members Present:** A. Ippolito, G. Potts, J.R. Young, B. Quinn  
**Members Absent:** B. Isler  
**Others Present:** Lucy Shepard (Resident), Mary DiChello (Resident), Deb Caggiano (Resident), Eamonn Sheill (Resident), Mary Curtis (Resident), Rick Jakious (Resident), Peter Kane (Director of Community Development), Andrew Levin (Assistant Town Planner)

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:01PM

The Board tabled voting on approving the December meeting minutes to the next Planning Board meeting.

## DISCUSSION – POTENTIAL ZONING BYLAW CHANGES (RESIDENTIAL ZONING DISTRICTS)

A. Ippolito began by giving a brief overview of the proposed change in zoning. A. Ippolito explained that this meeting is currently a feedback session and that Board will be taking the comments and suggestions heard, into serious consideration.

Director of Community Development, Peter Kane, began by explaining that there are currently three residential zoning districts in Swampscott, and gave a brief description of each. P. Kane explained that the proposed article came from the discussions had when creating the Master Plan and Housing plan, discussions about mitigating density in certain areas.

P. Kane showed a map of the areas in Swampscott where the rezoning will take place, the Winnipisekitt Hill and Fisherman's Beach neighborhoods. P. Kane stated that these areas are all currently zoned as A3.

P. Kane explained the proposed rezoning, all A3 zoned properties will become A4, except for the areas just shown (Winnipisekitt Hill and Fisherman's Beach), which will remain A3. This new A4 district will have all the same use and dimensional requirements of the previous A3 district. The new A3 district will have all the same dimensional requirements from previously, but the use table will not limit the number of units to 1 or 2 by right, and no ability to add. P. Kane explained that this proposal was brought forwards as a way to fix a blanket change from 2009 which allowed the ability to build up to 8-units by special permit. P. Kane reiterated that this new proposal also was identified in the 2025 Master Plan.

P. Kane showed a side-by-side view of the use tables, highlighting the current use allowances, and the proposed changes. P. Kane stated that the proposed re-zoning will only allow single and two-family homes by right and no special permit for anything over two-units, adding that current multi-family homes, over two-units will be grandfathered in.

An audience member asked about a specific area of Humphrey Street, near Paradise Road, and why it is not included in the rezoning. P. Kane explained that this area is in the Humphrey Street Overlay District, and that it has its' own use table and desired goals, one of which is promoting mixed use. A. Ippolito and P. Kane explained why density is promoted in this area and not encouraged on home directly on the water, citing safety. The Board, P. Kane and the audience member briefly discussed the area.

Lucy Shepard, 38 Puritan Road, mentioned that she is not directly on the water, but still receives flooding. The Board and Ms. Shepard briefly discussed the proposed rezoning and her neighborhood.

Mary DiChello asked the Board what their role is, in terms of promoting this proposed rezoning and how the Board is going to convey this to Town Meeting members.

A. Ippolito explained that the Planning Board is the sponsor of the proposed article, and briefly explained why the previous version of the proposed rezoning was pulled from the warrant. A. Ippolito explained that the revisions made to the article, and the reasons why the Board feels these specific areas should be rezoned. A. Ippolito explained the next steps in the process, and explained the importance of people stating their support at public meetings and to the Board of Selectmen. The Board explained that public input is very important, adding that last years version of the proposal was pulled from the warrant because of public comment. The Board also mentioned that public comments that they receive will be put into the proposal to make it the best as possible.

Deb Caggiano, a resident of Sculpin Way, asked what was allowed before the 2009 change in zoning, G. Potts responded that it allowed 3 units, and that currently the proposed rezoning will allow two-units by right, but if the Board hears enough comments, this number could change. Ms. Caggiano asked why not just revert the whole change made in 2009, P. Kane and A. Ippolito explained the positives of the change in other areas. Ms. Caggiano also asked why her property is in the area to be rezoned, citing her ample parking, the Board explained that this proposal is to mitigate density in areas. Ms. Caggiano stated that she wants the allowance of three families by special permit.

Mary DiChello asked who else the proposed article will go in front of before Town Meeting, A. Ippolito stated the Board of Selectmen.

Eamonn Sheil of Commonwealth Terrace mentioned the parking problems that are currently happening.

Mary Curtis, Rockland Street, mentioned traffic problems due to home construction on Rockland Street.

Ms. Caggiano spoke up that she heard lots of concern about density but mentioned that land near her that is undeveloped, the Board and P. Kane explained that those areas are wetlands.

Rick Jakious, 49 Rockland Street asked about the next steps of the proposed article and what happens with permits. P. Kane explained that the hearing requires two weeks of newspaper ads, Mr. Jakious stated that he would like to see a hearing happen quickly.

A. Ippolito encouraged the audience present to contact the Board with questions or comments and to mentioned hearing and meetings to their neighbors as well.

A. Ippolito ended the discussion by thanking the audience who was present for attending.

The Board then discussed possible hearing dates, deciding on April 2<sup>nd</sup>, 2018 as the hearing date.

## **PINE STREET POTENTIAL REDEVELOPMENT**

The representatives from this project had previously asked to postpone the presentation to the next Planning Board meeting.

## **NEW MASTER PLAN TRACKING SYSTEM**

P. Kane began a training on the Master Plan task/goal tracking system that is being implemented. P. Kane explained how to use the system and the Board members responsibilities.

## **NEW MASTER PLAN TRACKING SYSTEM**

A. Ippolito mentioned that there is going to be a joint meeting between the Board of Selectmen and the Planning Board coming up in March to discuss Age Friendly Community and the zoning changes.

B. Quinn asked about how many units should be allowed in the proposed re-zoning after hearing the public comments. The Board briefly discussed.

MOTION : by B. Quinn to change the proposed zoning bylaw for the new A3 district to have 1-2 units by rights, and 3 by special permit, seconded by A. Ippolito, unanimously approved.

B. Quinn raised a question about zoning in regards to marijuana, P. Kane clarified that medical marijuana is allowed in the I district, not recreational.

A. Ippolito mentioned the tourist overlay addition in the Humphrey Street Overlay, P. Kane mentioned that this will also be going before Town Meeting.

MOTION : J.R. Young to close the meeting, seconded by G. Potts, unanimously approved, meeting closed at 8:46 PM.

Andrew Levin  
Assistant Town Planner