



# 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

# MARCH 28, 2017 MEETING MINUTES

**Time:** 7:00pm – 8:35 pm  
**Location:** Swampscott Town Hall, Second Floor Conference Room, 22 Monument Avenue  
**Members Present:** B. Quinn, G. Potts, A. Ippolito, J.R. Young  
**Members Absent:** B. Isler  
**Others Present:** Pete Kane (Dir. of Community Development)

Chair Ippolito called the meeting to order at 7:09 PM.

## REVIEW OF ZONING WARRANT ARTICLES

### TOURIST LODGING OVERLAY DISTRICT

The Board started with the proposed tourist lodging overlay district bylaw. A. Ippolito asked what the Selectmen's concern was about the proposal. B. Quinn, having been at the Selectmen's meeting, said that he believed the issue is the amount of parcels. The BOS was concerned by the inclusion of about 600 parcels. B. Quinn said he explained the rationale for the zoning proposal to the Selectmen and that the hotels/inns/motels/B&Bs would require a ZBA special permit review before being approved. He said the BOS felt there was a lot of good work in the articles and offered to work with the Planning Board.

The Board discussed what areas to keep and to remove from the map. There was concern about overlays on top of other overlays (like with the Humphrey St Overlay District). The Board decided the best option would be three smaller areas: one area along Humphrey St right at the Lynn line, properties abutting Sandy Beach, and properties along the water from Phillips Beach to Preston Beach.

The Board then discussed if there needed to be any changes to the proposed language in the bylaw. They decided there isn't anything to change in the language. A. Ippolito asked to change the "comment" element in the article and proposed: "The purpose of this amendment is to allow for the use of certain properties through a zoning overlay to offer accommodations to tourists supporting Swampscott's history as a tourist and vacation destination. The bylaw creates a special permit process to allow bed & breakfasts, inns, hotels, and motels within the overlay district. Informed through public input from the "Swampscott 2025 : The Master Plan," the Town recognizes the value of the tourist trade industry and the benefits that it provides to the community. The current zoning bylaw has significant restrictions in place, making the creation of tourist lodging difficult. Although Swampscott's social and economic realities have shifted since its hotel era, the lodging establishment industry still has the potential to not only provide additional customers to our local commercial base but also bring in additional revenues (such as meal and rooms tax). The underlying zoning does not change under this proposal and controls the type of lodging that can be applied for."

The Board agreed to the above revisions.

## DOWNZONING OF CERTAIN A-3 DISTRICT PARCELS TO A-2 DISTRICT

B. Quinn said the BOS was concerned about the number of properties also included in this zoning proposal. As proposed, it includes over 200 parcels for downzoning. A. Ippolito suggested taking out a number of areas from the original proposal and instead focusing on the critical portions instead. She recommended keeping the Redington/Rockland/Highland area and the Puritan/Sculpin area within the proposal.

A. Ippolito also suggested adding to the “comment” portion of the article: “Any existing use of the properties will be grandfathered.”

B. Quinn suggested that property owners be contacted about the informational meetings. P. Kane said he’ll try to do that but they will absolutely receive a notice by mail of the public hearing in May.

The Board agreed with those map changes.

## INCLUSIONARY HOUSING REGULATIONS

P. Kane made a few suggestions for edits to the proposed bylaw. He noted that the bylaw as presented is based directly from the state’s model bylaw and that there are portions he had already customized for Swampscott. He noted however that the “applicability” triggers were direct from the model bylaw and many communities have set lower thresholds. The Board agreed to drop the subdivision criteria to six units and the assisted living to five units. The Board also asked to change “assisted living” to include independent living. The Board also decided to change the required amount of affordable units to 15%.

## OTHER BUSINESS

The Board discussed the various public meetings coming up for the month in anticipation of Town Meeting. A. Ippolito will reach out to the Town Moderator to see if he can share the flyer for the zoning informational meetings.

P. Kane mentioned that he’s asking various Town boards to take a vote of whether they support the rail trail article. A. Ippolito suggested that the Board put together a letter of support for the rail trail and will take a vote of support at the May 8 meeting.

MOTION : by G. Potts to submit a letter of support for the rail trail and take a formal vote of support at May 8 meeting, seconded by JR Young, unanimous.

Meeting closed at 8:35p.

Pete Kane  
Director of Community Development