



# TOWN OF SWAMPSCOTT

## PLANNING BOARD

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

### MEMBERS

MIKE PROSCIA, CHAIR  
TED DOOLEY, VICE CHAIR  
ANGELA IPPOLITO  
BILL QUINN  
JOE SHERIDAN

### STAFF

MARZIE GALAZKA, DIR. OF COMM. DEV.  
PETE KANE, DIR. OF PLANNING  
MARISSA MEANEY, COORDINATOR

# JANUARY 8, 2024 MEETING MINUTES

Received by Town Clerk

May 9, 2024 8:58am

**Time:** 7:02PM – 9:07PM  
**Location:** Remote via Microsoft Teams  
**Members Present:** M. Proscia, T. Dooley, A. Ippolito, J. Sheridan, B. Quinn  
**Members Absent:**  
**Others Present:** Pete Kane (Director of Planning), Marissa Meaney (Planner)

## 1. PETITION 23-18: 371 PARADISE RD

Attorney Shutzer provided introduction to the Board, stating that relief has already been granted by ZBA. He stated that a similar petition had been filed in 2014 which was approved by the ZBA but not the Planning Board. He compared the new application to the old one, though A. Ippolito was confused as to why this application isn't just being treated independently of the one that was previously filed. Given that what was approved was never built, the current application should just be compared to what is there.

Architect Glenn Knowles walked Board through the renderings.

A Ippolito spoke first, starting that her main concerns were with parking and circulation. Pulled up Google satellite photos to show that the intersection remains constantly blocked, even on a good day.

Attorney Shutzer explained that the reason for the addition is the need for more storage space, which will hopefully reduce the frequency of truck deliveries.

P. Kane inquired about the truck movement, wanting to know specifically how the trucks will be accessing the docks if the drive aisle between parking lanes is being reduced. Glenn Knowles spoke on behalf of Thad Berry, the engineer, who did extensive modeling for the site and determined that truck movement would still be feasible. P. Kane clarified that the staff and Board need to see those documents as they are part of the review. A. Ippolito also stated that a traffic report is also required for commercial site plan reviews.

A Ippolito inquired about the possibility of the main entrance being a one-way entry. P. Kane clarified, however, that the two-way egress is needed to accommodate the delivery trucks. Angela Ansara, owner of Vinnin Liquors, stated that the best solution would be to move the curb cut; P. Kane agreed. Such a project, however, would have to be coordinated with MassDOT.

Attorney Shutzer stated that the team will bring additional materials to the Board on the 16<sup>th</sup>. T. Dooley agreed that he would like to see all relevant plans and materials, and reiterated J. Sheridan's comment about moving the handicapper spots for better access.

Bill Quinn agreed that the current traffic situation is terrible, and remains a shared problem between Vinnin Liquors and Whole Foods. However, the project should not be held up as this is a problem that will not immediately go away.

The Board agreed to continue to the petition to the next meeting on the 16<sup>th</sup>, pending receipt of the additional plans and materials.

## 2. VINNIN SQUARE DESIGN GUIDELINES

Vote to adopt guidelines has been deferred to the 16<sup>th</sup> so that they Board may review everything with Josh Fiala.

Marissa will ask Josh to circulate the final materials in advance, and will resend the link to the draft document that is available online.

## 3. ZONING BYLAW AMENDMENTS

Below is a list of possible amendments to the Zoning Bylaw for Annual Town Meeting:

- 3A Zoning
- Potential Vinnin Square Standards (those pulled from the guidelines)
- Sign section of the Bylaw
- Climate resiliency and sustainability zoning
- Minor correction to ADU bylaw
- Parking → contemplated whether it was worth reducing the residential requirement
- Section 6 Compliance
- Strike the liquor license provision

## 4. OTHER BUSINESS

STAFF COMMENT – Going forward, the Board would like for it to be on record when staff has “no comment” on any given petition

3A ZONING – Angela and Pete working on fine tuning the zoning bylaw language.

HADLEY HOTEL RFP – P. Kane stated that there were 7 responses were submitted on December 21<sup>st</sup>. Interviews are scheduled next week for candidates, following which staff will come up with short list and send it to the Select Board.

HOUSING PRODUCTION PLAN – Board is ready to move forward, even without comments from Affordable Housing Trust, as they've been given plenty of opportunity to comment.

MINUTES – One minor correction in December minutes (change Arlington to Lexington). A. Ippolito moved to approve November 13 minutes (no quorum for Dec minutes), B. Quinn seconds, unanimously approved.

