



# 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, PLANNER

## FEBRUARY 12, 2024 MEETING MINUTES

Received by Town Clerk

May 9, 2024 8:58am

**Time:** 7:01PM – 9:44PM  
**Location:** Remote via Microsoft Teams  
**Members Present:** M. Proscia, T. Dooley, J. Sheridan, B. Quinn  
**Members Absent:** A. Ippolito  
**Others Present:** Marissa Meaney (Land Use Planner)

### 1. SITE PLAN REVIEW: 11 BOYNTON ST

Attorney Chris Drucas introduced the petition to the Board. Architect, Peter Pitman, and Principal Engineer, Thad Berry, walked the Board through the plans.

The Board then provided its comments to the Petitioner

- Upon B. Quinn's request, the boundaries of the property, specifically the rear, were clarified
- M. Proscia asked for clarification about the regarding of the property and its potential effect on the building height. P. Pitman displayed the topographical map and identified the changes in grading, which on average, did not alter the existing grade by more than one foot, thus having no effect on the building height
- T. Dooley inquired about EV charging → there will be one charger per unit. He then inquired how it was decided that the development would consist of 8 units. P. Pitman responded that 8 units is the max for this zone, and the dimensions of the lot plus the current demand within the real estate market lent itself to the development of 8 workforce-style housing units.

The item was then opened for public comment:

- Jon Leamon (Vice Chair, Historical Commission) – The Commission enforced its 9-month demo delay, and would still like to see renderings from the Petitioner. The Commission hopes that the Petitioner/architect would be willing to meet with Commission's architect, Richard Smith, to discuss potential design changes that would reflect a more historic character.
- William Spallina (9 Boynton St) – Inquired about guest parking, for which there are no dedicated spots. If the rooms are to be sold as condominiums, wanted to then know if owners would be allowed to rent them out. Also wanted to ensure that culvert would not cross over the property line.
- Dennis Tarja – Wanted to know if blasting would occur and how long the construction would take. Blasting is not anticipated, and construction is expected to last between 18-20 months.

- Jorge Tetzaguic – Mostly concerned about traffic, as the neighborhood is very dense. Also concerned that the structure is much larger than the others in the neighborhood.
- Marc Friedman – Concerned about street parking for businesses on Burrill and New Ocean Streets
- Vicki Stackhouse – inquired about snow removal. Snow will be stored at rear of property and will be privately removed

The Board then closed the public hearing and continued its discussion.

- T. Dooley inquired whether amendments to scale of building had been considered, as it does appear much larger than surrounding structures. The Petitioner responded that the lot itself is one of the largest in the neighborhood, therefore allowing the building to be constructed at such a massing while remaining dimensionally compliant. Even if the units were scaled back, the massing itself wouldn't necessarily change.
- J. Sheridan countered, stating that given some of the other abutting buildings on the New Ocean Street side, this proposed building does not appear to be an unreasonable departure from the existing neighborhood scale. Thinks the Petitioner did a good job.

The Board then made its findings in accordance with Section 5.4.0.0. and set forth conditions for approval.

MOTION: T. Dooley to approve Site Plan Special Permit in accordance with findings and conditions made by the Board. J. Sheridan seconds; unanimously approved.

## 2. OTHER BUSINESS

HOUSING PRODUCTION PLAN – Vote deferred to March to allow for Angela's participation.

MINUTES – Deferred to March meeting, scheduled for the 18<sup>th</sup>.

UPCOMING SITE PLANS – 491 Humphrey St and 40 Eastman Ave.

ZONING UPDATES – Will be discussed at March meeting