



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

MARCH 18, 2024 MEETING MINUTES

Received by Town Clerk

May 9, 2024 8:58am

Time: 7:09PM – 9:13PM
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. UPDATES TO 3A ZONING (MBTA COMMUNITIES) ORDINANCE

P. Kane walked the Board through some of the updates to the regulations and the zoning map:

- The two identified districts – Essex Street Corridor and Vinnin Square – will be established as overlay districts, where the underlying zoning will still apply, but multifamily housing will be allowed by right
- Density measurement for the Essex Street district has been adjusted from 25 units/acres to 35 units/acre to comply with State regulations for number of units required within ½ mile of the train station
- Emphasized that current dimensional regulations are not changing
-

2. AMENDMENTS TO THE ZONING BYLAW FOR ANNUAL TOWN MEETING

3. OTHER BUSINESS

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

MINUTES – Deferred to March meeting, scheduled for the 18th.

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

ZONING UPDATES – Will be discussed at March meeting