



TOWN OF SWAMPSCOTT

PLANNING DEPARTMENT

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

S. PETER KANE
DIRECTOR OF
COMMUNITY DEVELOPMENT

ANDREW LEVIN
ASSISTANT TOWN PLANNER

ATLANTIC CROSSING SUBCOMMITTEE JUNE 26, 2017 MEETING MINUTES

Time: 2:05– 2:35 pm

Location: Atlantic Crossing subdivision Lot 10 (#20)

Members Present: Angela Ippolito, Pete Kane

Members Absent: Naomi Dreeben

Others Present: Fred Shultz

Meeting opened at 2:05p with two of the three members of the subcommittee present.

The subcommittee started the meeting by walking the exterior site of the house at 20 Atlantic Crossing (lot 10) before doing a walk-through of the home. The subcommittee noted the following:

- The developer hadn't received a final Certificate of Occupancy yet. There was an issue with the kitchen hood which needed a replacement part before a final Certificate could be granted.
- None of the landscaping hadn't been installed yet (sod, trees, shrubs);
- The final layer of the driveway hadn't been installed yet (waiting for landscaping to be installed);
- Developer will be installing a white fence (same as the other fences in the development) along property line with 44 Atlantic Avenue;
- The buyer plans to install a cedar fence along the historic wall opening that runs along the property edge with Humphrey St

The subcommittee then walked through the inside of the home. The buyer of the home had already moved in but wasn't present at the time. The subcommittee noted the following:

First Floor – kitchen/living room, family room, coat room, half bath;

Second Floor – (1) master bedroom with ensuite, (1) full bath, (2) bedrooms, spare room, laundry closet;

Basement – unfinished

The subcommittee then went through the checklist of items for the sign-offs of the Certificate of Substantial Completion and Certificate of Performance.

On a motion by P. Kane and seconded by A. Ippolito, the subcommittee unanimously granted a conditional approval of the Certificates of Substantial Completion and Certificates of Performance – pending the following documentation:

- Escrow for landscaping work;
- Escrow for finish driveway work;
- Copy of Certificate of Occupancy.

With a motion by P. Kane and seconded by A. Ippolito, the meeting minutes for March 30, 2016 were unanimously approved.

Meeting adjourned at 2:35p.

S. Peter Kane
Director of Community Development