



TOWN OF SWAMPSCOTT PLANNING BOARD

Elihu Thomson Administration Building
22 Monument Ave. Swampscott, MA 01907

MEMBERS
MIKE PROSCIA, CHAIR
TED DOOLEY, VICE CHAIR
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MARZIE GALAZKA, DIRECTOR OF COMMUNITY
& ECONOMIC DEVELOPMENT
MARISSA MEANEY, PLANNER

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PUBLIC HEARING NOTICE

Notice is hereby given that the **SWAMPSCOTT PLANNING BOARD** will be holding a public hearing at the following time and location:

Date and Time: MONDAY, APRIL 29, 2024 at 7:00PM

Location: Swampscott High School and Microsoft Teams

Pursuant to Chapter 3 of the Acts of 2023, this hearing of the Swampscott Planning Board will be held **via hybrid access**, with the option to participate in person or via remote access. In-person access will be held at Swampscott High School, Room B129, 200 Essex St. Swampscott, MA 01907.

Remote access to the meeting can be obtained via the information below. Please note that if accessing the meeting online or via a smartphone app, you will be muted upon entering the meeting but can be unmuted to speak by using the "raise your hand" function in the application. For access questions, please reach out to Marissa Meaney at mmeaney@swampscottma.gov.

[Click here to join the meeting](#)

Join by Phone: +1 (323) 694-9686
Enter conference ID: 641 321 862#

AGENDA

1. The Planning Board will consider the following amendments to the Town's Zoning By-law and Zoning Map:

Amendment A: Amend the Swampscott Zoning By-Law and Zoning Map to add and establish a new section, §4.13.0.0. Regulations pertaining to the MBTA Communities Multi-family Overlay District. Amend the following sections of the Zoning By-law relative to this use: §2.1.2.0. Amend the Zoning Map, as referenced in §2.1.3.0. to apply the new "MBTA Communities Multi-family Overlay District" to the following Assessor's parcels: 6-118, 6-243, 12-95, 12-97, 12-102, 12-102A, 12-103, 12-104, 12-105, 13-7, 17-8, 17-10, 17-10C, 17-11, and 34-111. Re-number the Table of Contents and Zoning By-Law accordingly. To the extent necessary, additional sections of the Zoning By-law may be amended relative to this multi-family use.

Amendment B: Amend the Swampscott Zoning By-Law §5.11.0.0. Accessory Dwelling Units by striking the following language in §5.11.3.8. "The Board of Appeals shall have the discretion to review and require additional on-site parking. All parking requirements for the AA shall be provided on the property within existing designated parking areas."

Amendment C: Amend the Swampscott Zoning By-Law §4.4.1.0. pertaining to regulations for special uses and their proximity to parks, schools, churches, and libraries by removing the language that subjects commercial establishments selling or serving liquor to said regulations.

Amendment D: Amend the Swampscott Zoning By-Law §2.2.7.3. Nonconforming Single and Two-Family Structures by removing language that renders the local bylaw noncompliant with the provisions set forth in G.L. 40A §6 and adding language that establishes new parameters under which the Building Commissioner may make a determination as to whether an extension, alteration, reconstruction, or change to a single- or two-family residential structure, or accessory, may be allowed as of right.

2. Approval of past meeting minutes