



TOWN OF SWAMPSCOTT PLANNING BOARD

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

MEMBERS

ANGELA IPPOLITO, CHAIR
DAVID ZUCKER, VICE CHAIR
TED DOOLEY
MIKE PROSCIA
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STAFF

MARZIE GALAZKA, DIRECTOR
MARISSA MEANEY, COORDINATOR

PUBLIC HEARING NOTICE

Received by Town Clerk
5/4/2023 at 11:52 am

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, May 8, 2023 at 7:00PM

Location: VIRTUAL VIA MICROSOFT TEAMS

Pursuant to Chapter 2 of the Acts of 2023, this hearing of the Swampscott Planning Board will be held **via remote access only**. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, for reasons of economic hardship and despite best efforts, we will post, on the Swampscott Government Access Television website, an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Access to the meeting can be obtained via the information below. Please note that if accessing the meeting online or on the smartphone app, you will be muted upon entering the meeting but can be unmuted to speak by using the "raise your hand" feature in the application. If you are viewing the meeting by phone, you can email questions in advance to Marissa Meaney: mmeaney@swampscottma.gov

1. **Online access:** Join the meeting [through this link here](#)
2. **By Phone:** +1 (323) 694-9686 | Enter Conference ID: 436 812 394#

AGENDA

1. **Public Hearing:** Relative to Proposed Zoning By-Law Amendments Pursuant to M.G.L. Chapter 40A, Section 5, the Planning Board of the Town of Swampscott will hold a public hearing to discuss and vote to recommend the following proposed amendments to the Town's zoning bylaw.
 - **Amendment D** – Amend the Swampscott Zoning By-Law and Zoning Map to add and establish a new Overlay District, being the Hadley School Overlay District allowing for a Hotel and accessory uses on the property located at 24 Redington St. being Assessor's parcel 2-27, and including without limitation regulations pertaining to the purpose, scope, authority and establishment, and delineation of the overlay district, and to re-number the Table of Contents and Zoning By-Law accordingly, or take any action relative thereto.
 - **Amendment E** – Amend the Swampscott Zoning By-Law and Zoning Map to add and establish a new section, §4.12.0.0. Regulations Pertaining to Multi-Family Buildings containing more than 8 dwelling units in the Residence B-4 District including without limitation subsections concerning the purpose; definitions; permitted uses; dimensional, parking, loading, stormwater, inclusionary zoning and landscaping requirements; noise regulations, a plan approval process and requirements; administrative procedures; time limits; appeals fair housing requirements; an effective date and severability. Amend the following sections of the Zoning By-law relative to this use: §2.2.1.0. General; §2.3.2.0 Table of Uses; §2.2.5.0 Non Residential Accessory Uses; §2.2.10.1. regarding property redevelopment; §2.3.4.5. Multiple Principal Structures; §2.3.8.0 Additional Regulations, §2.3.8.0. Additional Regulations; §3.2.1.0. Number of Spaces, §3.1.6.0. Off-Street Loading; §3.2.4.2. Signs in the B-3, B-4, and I Districts, §4.4.0.0. Regulations Pertaining to Specific Uses; and §5.2.2.0 Board of Appeals. Amend the Zoning Map to rezone Assessor's parcels 17-9E, 17-9F, 17-10A, and 17-10B from the Business B-3 District to the Business B-4 District and to re-number the Table of Contents and Zoning By-Law accordingly, or take any action relative thereto. To the extent necessary, additional sections of the Zoning By-law may be amended relative to this multi-family use.
2. **Sign Review:** 286 Humphrey Street c/o John Seger, AIA*
3. **Other business that may properly come before the Board***

*Item added 5/3/23