



TOWN OF SWAMPSCOTT

PLANNING BOARD

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

MEMBERS

ANGELA IPPOLITO, CHAIR
TED DOOLEY
MIKE PROSCIA
BILL QUINN
DAVID ZUCKER

STAFF

MARZIE GALAZKA, DIRECTOR
MOLLY O'CONNELL, SR. PLANNER
MARISSA MEANEY, COORDINATOR

PUBLIC HEARING NOTICE

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

Date: MONDAY, DECEMBER 6, 2021

Begins at: 7:00 PM

Received by Town Clerk
12/01/2021 01:22PM

Location: VIRTUAL VIA ZOOM

Pursuant to Chapter 20 of the Acts of 2021, this hearing of the Swampscott Planning Board will be held **virtually via Zoom**. 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.

Remote access to the meeting can be obtained through the following means. 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:**

- Go to: <https://swampscottma.zoom.us/j/82227336105>
- You will need to download Zoom software to access this meeting and computer speakers in order to hear it.

2. **By Phone:**

- Call (929) 205-6099
- Enter webinar ID: 822 2733 6105

3. **Using the Zoom Smartphone application:**

- Enter webinar ID: 822 2733 6105

AGENDA

1. **Discussion: Site Plan Review**

In its capacity for site plan review, the Planning Board provides recommendations to the Zoning Board of Appeals, which is the special permit granting authority for the following petitions:

- a. **Petition 21-26** by PINE STREET DEVELOPMENT, LLC c/o BILL QUINN, ESQ. Requests a Use Special Permit, a Dimensional Special Permit, a Site Plan Special Permit, and a Dimensional Variance for the demolition and construction of a four-story, mixed commercial and residential building with ground-floor retail and 33 residential units. Property located at 12-14 PINE ST (Parcel ID: 3-4)

2. Public Hearing: Proposed Amendments to the Town of Swampscott Zoning Bylaw

- a. *Replacement of the words “Board of Selectmen” and “Selectmen” with the words “Select Board” in each and every instance in which said terms appear; and, further, to delete gendered terms in the Zoning Bylaws and make appropriate editorial revisions to nearby words, without changing the meaning, to address any resulting grammatical issue.*

3. Other business that may properly come before the Board