



## **Town of Swampscott Select Board Meeting Minutes**

January 19, 2022  
Virtual

### **SELECT BOARD MEMBERS PRESENT**

Polly Titcomb (Chair), Neal Duffy, David Grishman, Peter Spellios, Don Hause

### **MEMBERS ABSENT**

None

### **OTHER TOWN OFFICIALS PRESENTS**

Sean Fitzgerald, Town Administrator; Allie Fiske, Director of Communications & Strategic Initiatives; Marzie Galazka, Director of Community & Economic Development

### **ATLANTIC BAYVIEW DEVELOPMENT**

Attorney Jason Panos representing \_\_\_\_\_ was present at the meeting along with representatives of SV Design and Hayes Engineering.

Attorney Jason Panos presented about the proposed Chapter 40B project located at 54 Foster Rd. / 0 Archer St. Attorney Panos walked through the various stages of a Massachusetts 40B project. Currently, the project being discussed is within the Project Eligibility stage; the applicant has submitted a Project Eligibility application to MassHousing. Following this meeting, the Select Board will submit comments to Mass Housing.

No application will go before the Zoning Board of Appeals until the applicant has received a Project Eligibility Letter from MassHousing. After MassHousing issues a Determination of Project Eligibility, the Town's Zoning Board of Appeals will carefully review the details and technical aspects of the application.

Attorney Panos provided information about the proposed development which would be located between Foster Road and Archer Street. Access would be provided from Foster Rd. using the existing property frontage of 54 Foster Rd.

The project consists of 160 residential units contained in 5 stories above a sub-surface parking structure. There will be 1.5 spaces per unit for a total of 243 parking spaces. 40 units will be affordable housing.

Select Board members then shared comments and asked questions pertaining to the project.

The engineering firm was asked to identify some sites that were comparable, and which faced the same earth removal and traffic challenges that the project at-hand presents. There was a concern that the information being presented was not extensive enough to be able to articulate a thoughtful response to MassHousing. The Select Board expressed concern that the principal developers who were not in attendance at the meeting.

There was a conversation regarding the access road and the process needed to construct this road.

## **PUBLIC COMMENT**

Residents were invited to make comments about the project:

- Concerns about accessibility of the site on existing roadways, overwhelming traffic on streets, specifically Burpee Rd. and the impact of blasting on surrounding properties.
- Concerns about property values in the neighborhood
- Concerns about blasting
- Project does not meet the spirit of 40B and 40B is being used to skirt local regulations and bylaws.
- Questions about how the Town can more actively preserve open space.
- Concerns about dangerous project from a public safety perspective and impact on Town's budget to address issues
- Flooding issues and the loss of natural protections will make it worse
- Angela Ippolito of the Planning Board provided some background information on past efforts to build an access road.
- Lack of pedestrian safety
- Concern about loss of trees
- The Town is the 4<sup>th</sup> densest in the commonwealth

## **COMMENT LETTER**

An initial draft of the comment letter to MassHousing has been shared with the Select Board. Community & Economic Development Director Marzie Galazka will request an extension on comments given the number of comments received at the meeting. The comments will be incorporated into a new draft of the letter.

Residents were encouraged to write letters to MassHousing as well.

## **ASSENT AGREEMENT**

Tabled

## **CONSENT AGENDA**

On **MOTION** (Spellios) and **SECONDED** (Grishman) it was **VOTED** to approve the consent agenda.

- Vote to approve meeting minutes from January 12, 2022 meeting

### **TOWN ADMINISTRATOR'S REPORT**

- COVID-19 cases: We are watching Salem Hospital and keeping an eye on ICU beds
- We hosted a meeting with Senator Crighton, Congressmen Moulton, Lynn Mayor, and Lynn Water & Sewer to talk about addressing Stacy's Brook Issues
- Working with Department Heads on FY23 budget
- Harbor & Waterfront Pier Project progress
- Police hiring process is moving forward
- Snowman contest
- Senior Center undergoing installation of cable access equipment

### **SELECT BOARD TIME**

None.

On **MOTION** (Spellios) and **SECONDED** (Duffy) it was **VOTED** to adjourn.

Meeting adjourned at 9:23 PM.

True Attest,



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Allie Fiske, Director of Communications & Strategic Initiatives

*Minutes approved by Select Board in vote at meeting on 2/2/22*