



Town of Swampscott
Select Board Meeting Minutes
Wednesday, January 20, 2021 – 6:00 PM
Virtual Meeting

SELECT BOARD MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHER TOWN OFFICIALS PRESENT

Sean Fitzgerald, Town Administrator; Allie Fiske, Director of Communications & Strategic Initiatives; Ricardo Flores, Human Resources Director; Rich Baldacci, Building Commissioner; Chief Ron Madigan, Police Chief; Michael McClung, Town Moderator; Suzanne Wright, School Building Committee Chair; Attorney Jeffrey Blake, JP Law; Tim Dorsey, Finance Committee Chair

The meeting was called to order at 6:05pm.

Town Administrator Sean Fitzgerald introduced Ricardo Flores, the new Human Resource Director working with the Town and Schools. He stated his background and shared some priorities such as working on the employee handbook and supporting employees.

PUBLIC COMMENT

A resident spoke on behalf of property on Elm Place regarding deep concerns about the scale of a proposed development project in the neighbor. Chair Person Spellios stated that the Town has received a letter from the Department of Housing & Community Development asking for the Select Board to comment on the project. That response will come following the meeting tomorrow evening being held by WynnDevelopment. At the February 3 meeting, the Elm Place program will be on the agenda with a draft recommendation.

A resident expressed concern about the Hadley Elementary School Reuse Committee that there are not enough individuals who know the building and Town well.

SPECIAL TOWN MEETING

The Select Board briefly discussed the possibility of holding a meeting on Monday, March 1. The meeting would consist of a general presentation regarding Town finances and a potential article on capital projects for the schools. There was no action taken by the board on this topic.

OPEN SPACE & RECREATION PLANNING COMMITTEE APPOINTMENT

Town Administrator Fitzgerald recommended Michele Barden be appointed to the Open Space & Recreation Planning Committee.

On **MOTION** Titcomb and **SECONDED** Hause it was **VOTED** by roll call to appoint Michele Barden to the Open Space & Recreation Planning Committee for a term set to expire on June 30, 2022.

SWAMPSCOTT FOR ALL AGES

Heidi Whear from Swampcott For All Ages provided an update on the activities of the board. They have launched their Swampscott Dementia Friendly Initiative and have begun training Town staff.

Heidi provided a presentation on the new Sea Glass Village. This is in direct response to the needs of the 2019 Aging-Friendly Needs Assessment Findings. The Seaglass Village will offer social programming, volunteer services, and vendor referrals. She discussed the business model, membership progress, and cost.

SCHOOL BUILDING

Suzanne Wright from the School Building Committee provided an update on upcoming meetings. Town Moderator Mike McClung shared that property located next to the site of the proposed new school is being offered for sale.

It was determined that it will benefit vehicle queuing and traffic during pick-up and drop-off. It would also potentially provide the opportunity to have a specific area for busses to do drop-off, extend the playground, and add more outdoor learning space and playing field. It would not change the layout or orientation of the proposed building.

Town Administrator Fitzgerald said that staff can look into the process of potential acquisition. He will work with Town Counsel on an introduction letter and will share with Suzanne, Michael McClung, Neal, and Peter.

There was no action taken by the Select Board on this issue.

CLASS II CAR DEALERSHIP LICENSE

The Town reviewed the Class II Car Dealer License recommendations from the Town. There was a conversation about whether the Select Board can restrict the number of vehicles that can be sold by a dealership online.

Regarding Paradise Auto Sales, Inc.

On **MOTION** (Titcomb) and **SECONDED** (Hause) it was **VOTED** by roll call to renew Class II Car Dealer License for Paradise Auto Sales Inc. for no more than four (4) vehicles, with clarification that online advertising for sale of vehicles shall constitute sale for the purpose of this license. Cars for sale shall have “For Sale” and “Lemon Law” stickers affixed to them and no other cars in the lot shall have “For Sale” and “Lemon Law” stickers affixed to them. Roll call: Hause (YES) Titcomb (YES) Grishman (YES) Duffy (YES) Spellios (YES)

Attorney Jason Panos provided a presentation related to the Four Seasons Motor Group’s request for a modification of license to increase the number of cars available for sale from 6 vehicles to 50. There was a discussion about zoning of the property. Attorney Panos provided a presentation outlining the history of the property, zoning, and licensing.

There was a discussion about online sales, confirming that online sales are tied to a physical property. Further discussions about zoning and their implications on the modification occurred. Zoning is intertwined in the discussion but zoning and licensing are not bound to one another.

Town Administrator Fitzgerald recommended 12 cars on the lot and 6 for sale.

Town Counsel Attorney Jeff Blake discussed what the Select Board should consider when reviewing this modification request. Chairperson Spellios referenced the zoning and masterplan and that this modification request is inconsistent with both. There is concern that the plan presented by Four Seasons does not show that cars can be maneuvered and not park and back into side streets and that it’s not detailed enough to confirm that.

On **MOTION** (Hause) and **SECONDED** (Titcomb) it was **VOTED** by roll call to renew the Class II Car Dealer License for Four Seasons Motor Group, LLC for no more than six (6) vehicles with the following modifications:

- Online advertisement for sale of vehicles shall constitute sale for purposes of this license
- At no time shall unregistered, used cars be parked on Humphrey Street or Cedar Hill Terrace. Any unregistered vehicles which is not inspected, prepared for sale and/or in need of repair must be stored in the rear, indoor garage or back lot to eliminate congestion in the neighborhood and around the property
- Cars for sale shall have “For Sale” and “Lemon Law” stickers affixed to them and no other cars on the property shall have “For Sale” and/or “Lemon Law” stickers to them.

Roll call: Hause (YES) Titcomb (YES) Grishman (YES) Duffy (YES) Spellios (YES)

On **MOTION** (Duffy) and **SECONDED** (Titcomb) it was **VOTED** to deny Four Season Motor Group LLC’s request to change the number of vehicles from 6 to 50 on the Class II Car Dealers License. Roll call: Duffy (YES) Titcomb (YES) Grishman (YES) Hause (YES) Spellios (YES)

EMPLOYMENT CONTRACTS

Town Administrator Sean Fitzgerald recommended that the board approve presented contracts for Chief Graham Archer and Town Accountant Amy Sarro. This was a first reading and there was no action taken by the board at this time.

CONSENT AGENDA

- Vote to approve application for Change of Manager for Swampscott Yacht Club located at 425 Humphrey St. Swampscott, MA 01907
- Vote to approve meeting minutes from November 16, 2020 and January 6, 2021 meetings

On **MOTION** (Hause) and **SECONDED** (Grishman) it was **VOTED** by roll call to approve the consent agenda. Roll call: Grishman (YES) Hause (YES) Titcomb (YES) Duffy (YES) Spellios (YES)

TOWN ADMINSTRATOR'S REPORT

- COVID-19 Update (Case update, vaccination update, testing)
- Senior Center
- Regional Meetings
- Elm Place
- Hadley Reuse Committee
- Dog Licenses
- Election Season
- Recreation Department
- Coffee Hour

SELECT BOARD TIME

Polly Titcomb: Solid Waste Committee and Athletic Field Advisory Committee meetings will be kicking off next week.

On **MOTION** (Hause) and **SECONDED** (Grishman) it was **VOTED** by roll call to adjourn the meeting. Roll call: Grishman (YES) Titcomb (YES) Duffy (YES) Titcomb (YES)

Meeting adjourned at 9:49 PM.

True Attest,



Allie Fiske, Assistant to the Town Administrator

Minutes APPROVED by vote of the Select Board 2/3/21