



Town of Swampscott Select Board Meeting Minutes

Wednesday, December 15, 2021

6:00 PM

Swampscott High School - 200 Essex St. Swampscott MA 01907

SELECT BOARD MEMBERS PRESENT

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

MEMBERS ABSENT

None

PUBLIC COMMENT

A resident asked the board and Town Administrator about their knowledge of a pending lawsuit with National Grid. The Select Board stated that the administration and board was only made aware of the suit when contacted by the press on the day of Town Meeting.

TOWN ADMINISTRATOR'S REPORT

- COVID-19 cases: We continue to see rising cases of COVID, specifically the Omicron variant. Town Administrator Fitzgerald reminded everyone to stay safe during the holidays and wear masks
- Infiltration and Inflow: At this meeting there will be a second review of the I&I proposed regulation. Time has been spent refining the offset ratio and determining best practice
- Tax Bills: Tax Rate Setting has been submitted to DOR for approval
- Massport Flight Path Update: The CAC met last Thursday to take up a date to put forth a recommendation that would shift a number of flights off of the coast of Swampscott and perform a one-year study of this analysis. Town Administrator Fitzgerald has attended several meetings to review the impact of flights on the coast-line.
- Non-Civil Service Recruitment for Police and Fire is moving forward
- Trash and Recycling update: Christmas Tree pick-up will be the week of January 10.
- New website design will be launched
- Director of Communications Allie Fiske clarified the updates to the new Simple Recycling program

SECOND READING OF SUSTAINABLE FLEET POLICY

There have been no changes to the Sustainable Fleet Policy.

On **MOTION** (Spellios) and **SECONDED** (Grishman) it was **VOTED** to approve the Sustainable Fleet Policy as presented. All in favor.

WHITE COURT EASEMENT

Director of Community & Economic Development provided an update on the easement document and directed the Select Board to a section of the easement that answered an earlier question in a previous meeting. She followed up on whether or not the Town can install interpretive signage or furniture at the lookout area. White Court will not provide the ability to install signage on the easement. The Blythwood agreement does permit the Town to put up markings and signage. Permanent structures are also not allowable on the conservation land.

On **MOTION** (Grishman) and **SECONDED** (Duffy) it was **VOTED** to approve and accept the easement between the Swampscott Conservation Commission and CC White Court LLC. 4 in favor, Spellios abstained.

FIRST READING OF ASSENT AGREEMENT AND LEASE AND ASSENT AGREEMENT WITH NATIONAL GRID

Select Board member Peter Spellios provided some context to the agreements. The assent agreement is unrelated to the Town Meeting vote but is related to portion of the Rail Trail that has been completed. This is materially consistent with what they have agreed upon with other communities. The lease and assent agreement is what was discussed at Town Meeting covering the portion from Humphrey St. to Stetson and provides for a 99 year ground lease and gives National Grid certain rights for future use in the corridor.

Mr. Spellios provided brief context about the lawsuit with National Grid. The signing of the ground lease will result in dismissal of the lawsuit. The first meeting in January the 2nd reading of the documents will occur.

PUBLIC HEARING ON EUROLINE MOTOR

On **MOTION** (Spellios) and **SECONDED** (Grishman) it was **VOTED** to open a public hearing for the purpose of discussing an application from Hanly Delacruz, Euroline Motorsport Inc, for a Class II Automobile Dealer's License for the premises located at 218-222 Paradise Road, Swampscott, MA (Map 5, Lot 209). Anyone desiring to be heard on this matter should appear before the Select Board.

Senior Planner Molly O'Connell was present to provide an update about the Class II license for Euroline. The board was presented with a staff recommendation to license 4 cars with additional conditions:

- All parking for any vehicles related to the licensee's business shall be parked on the premises and shall not be parked on any adjacent public way.
- At no time shall the licensee store or park vehicles overnight on any public way.

Ms. O'Connell reviewed the zoning board conditions which will remain in place. These are enforceable by the Building Inspector.

The discussed two new conditions relevant to all Class II dealerships.

The board discussed parking restrictions that should be enforced on 1A and that enforcement should be applied to all businesses. There are currently few signs indicating "No Parking" in front of certain businesses. We can work with the state to have signs posted.

On **MOTION** (Spellios) and **SECONDED** (David) it was **VOTED** consistent with staff recommendation to issue Class II License for Euroline Motors subject to the following conditions:

- All parking for any vehicles related to the licensee's business shall be parked on the premises and shall not be parked on any adjacent public way.
- At no time shall the licensee store or park vehicles overnight on any public way.
- 4 vehicles for sale will be parked on 4 spaces 2, 3, 4, and 5.

All in favor.

On **MOTION** (Spellios) and **SECONDED** (Hause), it was **VOTED** to close the public hearing.

The board asked that the dealerships be inspected (both online sales and in-person sales) to confirm general compliance.

CLASS II DEALERSHIP RENEWALS

Molly provided an overview of the Class II Used Car Dealer License process and confirmed everyone is in compliance. New conditions are being proposed to add to the license. The license holders were notified of the potential for the conditions and of the meeting. Recommend approval renewal of licenses.

There was a question about whether or not internet sales on dealerships should be enforced and why its not being enforced.

On **MOTION** (Spellios) and **SECONDED** (Duffy) it was **VOTED** to approve 2022 Class II Dealership Licenses

- Four Seasons Motor Group
- Citgo Paradise

All in favor

COMMON VICTUALLER AND ENTERTAINMENT LICENSES

Molly went over the licenses that were outstanding. On **MOTION** (Spellios) and **SECONDED** (Grishman) it was **VOTED** (Grishman) to approve 2022 Common Victualler Licenses

- The Beach Club
- Mexicali Cantina & Grill
- Starbucks
- UNOs Chicago Grill

- Whole Foods

All in favor.

On **MOTION** (Grishman) and **SECONDED** (Hause) it was **VOTED** to approve Entertainment Licenses.

- Mexicali
- St. John the Baptist
- Uno's

All in favor.

LIQUOR LICENSES

Angelica Noble, Assistant to the Police Chief will review the current quotas from the ABCC to ensure the license quantities are clear.

On **MOTION** (Grishman) and **SECONDED** (Hause) it was voted to approve 2022 liquor licenses.

- Café Avellino
- CHI
- G Restaurant
- Mexicali
- Njord Haven
- Uno Chicago Grill
- Bertucci's Restaurant
- Gourmet Garden
- Hawthorn by the Sea
- Mission on the Bay
- Paradiso Ristorante
- Yan's China Bistro
- ZestFriendz
- Chipotle
- Swampscott Yacht Club
- Swampscott Club
- St. John the Baptist
- VFW Post #1240
- Burrill Street Liquors
- C&L Package Store
- Vinnin Square Liquors
- Ares Express
- Richdale
- Little G

All in favor.

DISCUSSION ABOUT BOARD RESPONSE TO 40B PROJECT

Director of Community and Economic Development Marzie Galazka provided an update about 160-unit housing for Archer St. that would provide access off of Forest Rd. There was a site visit on 12/15/21 to review the feasibility of the site. The developer would like to have a public meeting to present the project and invite the Select Board regarding the proposal. Under the Community Development page there will be a copy of the application.

Marzie provided an update on the Pine Street project. The application has been submitted and the Planning Board and ZBA will pick this up. Board needs a copy of application. The Select Board requested that the board be kept apprised of progress on the project.

SECOND READING OF THE I/I POLICY

David Peterson from Kleinfelder provided an update on I/I policy and potential revenue based on research done in different communities and sharing data.

On **MOTION** (Spellios) and **SECONDED** (Grishman) it was **VOTED** to approve the Infiltration and Inflow Policy as recommended by Staff. All in favor.

CONSENT AGENDA

On **MOTION** (Duffy) and **SECONDED** (Grishman) it was **VOTED** to approve the Consent Agenda. All in favor.

- Vote to approve request from Zestfriendz to change business operating hours
- Vote to approve reconstructed Fuel Storage License for 357 Essex St. Swampscott, MA 01907
- Vote to approve one-day license for The Hiccup Inc. for events on January 20, 2022; February 17, 2022; March 17, 2022; April 21, 2022; May 19, 2022; June 16, 2022 from 5-8pm at 158 Humphrey St, Swampscott, MA 01907
- Acting under authority contained in M.G.L. Chapter 138, Section 17, as amended, vote to estimate that the temporary increased resident population of Swampscott, as of July 10, 2022 will be 15,111.
- Vote to approve meeting minutes from December 1, 2021 and December 6, 2021 meetings

SELECT BOARD TIME:

Don Hause: Thank you for all who participated in the Holiday parade.

Polly Titcomb: Thank you to everyone involved in Town Meeting

The next meeting will take place on January 12 on Zoom.

On **MOTION** (Spellios) it was **SECONDED** (Grishman) to adjourn the meeting.

Meeting adjourned at 7:26 PM.

True Attest,

A handwritten signature in black ink, reading "Allie Fiske". The signature is written in a cursive, flowing style.

Allie Fiske, Director of Communications & Strategic Initiatives

Minutes approved by Select Board in vote at meeting on 1/12/22