



TOWN OF SWAMPSCOTT

PLANNING BOARD

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

MEMBERS
ANGELA IPPOLITO, CHAIR
GEORGE POTTS, VICE CHAIR
MIKE PROSCIA
BILL QUINN
DAVID ZUCKER

STAFF
MARZIE GALAZKA, DIR. OF COMM. DEV.
MOLLY O'CONNELL, SENIOR PLANNER

JANUARY 10, 2022 MEETING MINUTES

Time: 7:02PM – 9:42PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito, B. Quinn, T. Dooley, M. Proscia, D. Zucker
Members Absent:
Others Present: Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

1. SITE PLAN REVIEW

95 PURITAN LANE

Petition 21-30 by Nicholas Mennino c/o Chris Drucas, Esq. Requests Dimensional Special Permit and Site Plan Special Permit for the demolition and reconstruction of a single-family home. (Map 26, Lot 8)

Mr. Mennino and Attorney Drucas were present along with architects William Frangos and Richard Williams.

The Board voted to recommend favorable action on the Site Plan Special Permit, with the following recommendations for the petitioner:

- Obtain/comply with comments from all relevant departments: Police, Fire, DPW, Health, Conservation
- Submit complete demolition plan to ZBA
- Per prior requests by DPW/Town Engineer, please video underground utility connections once original foundation has been removed
- Use previous paving materials wherever possible
- All exterior lighting should respect dark skies principles
- Communicate demolition and construction plans with all abutters

2. SITE PLAN REVIEW

12 – 14 PINE ST

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. (Map 3, Lot 4)

The applicant team, led by Attorney Bill Quinn, was present along with representatives from Pitman & Wardley Architecture to present a new, conceptual design for approval by the Board.

The Board voiced the following comments to the petitioner

- Building is too dense, does not fit the Master Plan
- What is the possibility of creating more commercial space and having less residential?
- Would like to see a better mix of businesses
- The architectural style of the building does not reflect the character of the neighborhood; would like to see townhomes as an alternative
- The building does contribute to the need for housing that is called for in the Master Plan, while also providing varied style of housing. The project is also located near the train station, and new State law calls for densification of neighborhoods near rapid transit stations

The Board opened the floor for public comment:

- Gerry Perry – In order to satisfy the amount of density that is proposed with this construction, more resources are needed to justify the increase in population
- Cindy Cavallaro – project is too dense for Pine Street, which is already a dense neighborhood

MOTION: The petition was continued to the February meeting of the Planning Board.