



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

FEBRUARY 8, 2021 MEETING MINUTES

Time: 7:01PM – 9:16PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito, G. Potts, B. Quinn, M. Proscia, D. Zucker
Members Absent: None
Others Present: Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:01 P.M.

1. DISCUSSION: SITE PLAN REVIEW

CONTINUED - Petition 20-11 by ARTHUR GOLDBERG, NATHANSON & GOLDBERG, PC, for a use special permit, dimensional special permit, special permit (parking/loading relief), and site plan special permit for the construction of 4 townhouse-style condominiums (reduced from original 8). Property is located at 9 Boynton Street (Parcel ID: 3-6).

Arthur Goldberg, Esq. Along with architect Morris Schopf re-presented the original scheme to the Planning Board which shows the proposed structure to the property at 3 Boynton and the two homes along Pine Street. Approval of this scheme would not require Mr. Goldberg to seek relief for the 40' distance as is needed with the other scheme.

D. Zucker stated that this plan makes perfect sense to him, as it doesn't appear to be anymore detrimental than the other project. A. Ippolito clarified that this is the same scheme as the other, just flipped on the property.

With the regards to the bylaw that requires a minimum distance of 40' between multifamily structures, A. Ippolito suggested changing the language so as to protect neighborhoods from infill while still allowing for development. Stated that the previous plan is preferable; G. Potts agrees as petitioner spent so many months trying to get the structure in the right spot and would not want it to see it be changed.

D. Zucker agrees but also thinks that bylaw should allow for flexibility. If the Town chooses to stick to the language that prevents flexibility, and the creative solution proposed by the petitioner is not workable, then the Board should have no reason to now recommend favorable action. Proposed that the Board approve the plan now rather than waiting until May; M. Proscia agrees. B. Quinn and G. Potts prefer the other scheme but have no reason to deny this one.

The item was opened for public comment.

Pine Street resident and abutter Jay Duffy felt as though the Board had disregarded all of the concerns that the abutters expressed over the course of this petition, and therefore urged the Board to not recommend favorable action. He maintains that this plan would be substantially more detrimental to the neighborhood.

Abutter Marco Sanchez reiterated Mr. Duffy's comment, and stated that there is a difference between structures that are buildings (such as this) and those that are homes (rest of neighborhood).

Abutter Vicki Stackhouse stated that although the number of units has decreased, the building footprint remains the same. Abutter Sophia Tarja agreed that the structure is too large and ruins the character of the neighborhood.

The item was closed for public comment.

D. Zucker would be in agreement if everyone wanted to allow themselves time to think about it.

B. Quinn made point that Board is not disregarding public comments, and in fact, has done the opposite as it was their suggestion for the petitioner to move the structure closer to the property at 11 Boynton and further away from 3 Boynton and homes on Pine Street. Board is only scheming to make the plans better for the neighborhood.

MOTION: M. Proscia to continue to April. D. Zucker seconds; unanimously approved.

Petition 21-02 by MAHABABUL HAQUE c/o DAVID L'ESPERANCE, ESQ. Seeking a Use Special Permit, Special Permit for Nonconforming Uses and/or Structures, and a Site Plan Special Permit to construct a two-story plus basement addition at the rear of the home. Property located at 161 STETSON AVE (Parcel ID: 14-38)

Mr. Haque appeared before the Board to ask for an extension as he lacked certain documents to complete his Site Plan review.

A Ippolito advised Mr. Haque to be explicit about his proposed demolition and check the dimensional requirements to make sure that he is within his boundaries.

Abutter Kathleen McLaughlin and husband spoke before the Board with general questions regarding zoning bylaws and what Mr. Haque would be permitted to do in accordance with the bylaws.

MOTION: A. Ippolito to continue to March 8, 2021. G. Potts seconds; unanimously approved.

2. OPEN SPACE AND RECREATION PLAN UPDATE

Town Planner, Molly O'Connell presented the update to the Board.

MOTION: G. Potts to make plan to support Open Space & Recreation Plan update. B. Quinn seconds; unanimously approved.

3. OTHER BUSINESS

Minutes

MOTION: A. Ippolito to approve minutes from December 14, 2020 and January 11, 2021. G. Potts seconds; unanimously approved.

Hadley Reuse Committee

There are 20 members on the committee, chaired by real estate developer Steve perdue. Molly O'Connell is Town staff moderator.

Members performed a site visit of the school followed by SWOT (Strengths, Opportunities, Weaknesses, and Threats) analysis of the building.

Lack of funding remains a problem.

Master Plan

What are the most efficient ways of updating and disseminating information? Can look at it in chunks and have expertise for each portion.

Amendments to Zoning Bylaws

Molly O'Connell is looking to presenting to Board at April meeting to present amendments for certain Zoning bylaws, including the 40' distance law.