



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, 2022 MEETING MINUTES

Time: 7:02PM – 10:29PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito, T. Dooley, M. Proscia, D. Zucker
Members Absent: B. Quinn
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 concerns to the petitioner

- Drainage concerns and its impact on the abutters
- Would like to see an aesthetically different design – architecture still not reflective of neighborhood

Members Mike Proscia and Dave Zucker were in agreement that this proposal is realistic for the site

The Board opened the floor for public comment:

- Christine & Betty Johnson – had questions about snow removal, regulating hours on the roof deck to prevent noise during nighttime, and were concerned with the distance from the edge of the building to their property
- Cindy Cavallaro – would like to see a traffic study conducted

MOTION: The petition was continued to the March 14th meeting of the Planning Board.