



# 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

## MARCH 8, 2021 MEETING MINUTES

**Time:** 7:04PM – 8:50PM  
**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

**20SPR-01 Administrative Review** by RALPH JAMES c/o CHRIS DRUCAS, ESQ. for the construction of a single-family home with a footprint smaller than that previously approved by the Board. Property address 81 PURITAN LN (Parcel ID: 24-8)

Attorney Chris Drucas provided an introduction to the Board regarding the plans of Mr. and Mrs. James to downsize their proposed footprint.

Presenters included architects Thaddeus Siemasko and Juli MacDonald from SV Design, Interior Designer Jean Verbridge from SV Design, Professional Engineer Peter Ogren from Hayes Engineering, and Landscape Architect Lisa Giersbach of G2 Collaborative.

**MOTION:** A. Ippolito to approve administrative review. G. Potts seconds; unanimously approved.

**Petition 21-04** by GERALD SNEIRSON. Seeking a Dimensional Special Permit and a Site Plan Special Permit for construction of second-floor master bedroom. Property address 53 PURITAN RD (Parcel ID: 19-202).

Present for the hearing were applicant and homeowner Jerry Sneirson along with architect Nalin Mistry.

Chairwoman Ippolito stated that missing from the application is a set of plans that pertains to the current construction that the property is undergoing. She would like to analyze those plans together with those that were submitted for Site Plan Review.

Building Inspector Rich Baldacci provided the Board with a timeline of events encompassing the last year and a half regarding the property. Mr. Sneirson is now before the Board as the aggregate amount of square feet he intends to add to the house, calculated over the last five years, is now greater than 800.

Chairwoman Ippolito also stated that she would like to see plans for the accessory structure on the property.

Attorney Kenneth Shutzer, representing abutter Larry Bithell, also expressed some concerns regarding application deficiency.

MOTION: G. Potts to continue petition to April. B. Quinn seconds; unanimously approved.

## 2. DISCUSSION: PROPOSED CHANGES TO ZONING BYLAW

Town Planner, Molly O'Connell provided an update to the Board regarding proposed amendments that the Planning & Community Development and Building Departments would like to bring before Town Meeting in May.

Some of the smaller items to clean up include the open space calculation, building height definition, lot coverage definition, and the bylaw regarding the forty-foot distance between multifamily structures.

Some of the larger items include signage and the accessory structure bylaw,

A separate meeting, apart from the regularly-scheduled monthly meeting, will be scheduled in order to accommodate the public hearing discussion of these items.

## 3. OTHER BUSINESS

### **School Building Committee**

The SBC is eager to present to the Planning Board regarding latest update. Presentation will possibly be part of joint meeting with the ZBA. Chairwoman Ippolito would like to see the Committee identify the challenges with their latest schematic design and solicit feedback from the Planning Board and Zoning Board of Appeals.