



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 14, 2022 MEETING MINUTES

Time: 7:01PM – 11:20PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito, T. Dooley, M. Proscia, D. Zucker, B. Quinn
Members Absent:
Others Present: Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

1. 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.

Attorney Quinn explained to the Board that they decreased the unit count from 33 to 22, and the stories decreased from 4 to 3. Drainage issues were resolved through meeting with Building Inspector and DPW Director. Traffic study done by TEC, analysis found adequate parking and access to train station will result in minimal impact.

DPW Director, Gino Cresta, joined the meeting to provide further commentary on the drainage issues. His biggest concern was the drainage culvert, which was addressed by the applicant team. With respect to the reinforced concrete, he was concerned about heavy equipment driving on top of it, but it is workable. Chairwoman Ippolito suggested a temporary bond to protect the culvert. Mr. Cresta also stated that the well likely isn't connected to anything, and hasn't operated in about 20-30 years, so the plan is to remove it.

Regarding the traffic study, the Board will seek a peer reviewer via the ZBA for traffic analysis and possibly utilities.

The application still missing a full demolition plan, a photometric plan, and some staff comment is still missing. The Board additionally had a robust discussion about how the building should fit into the neighborhood and reflect the appropriate architectural characteristics.

The Board, in order to recommend action, established the following conditions for the site plan:

- Petitioner must receive and comply with comments from all relevant departments: DPW, Police, Fire, Health, and Conservation

- Submit complete demolition plan to ZBA which identifies hazardous material in existing building and underground utilities and subsoils, and submit hazard mitigation plan/timeline for demolition and removal of material
- File a performance bond issued by a company licensed and registered to do business in MA or deposit of money in an amount determined by Director of DPW to protect Town from any damage to Stacey Brook Culvert
- Conduct peer review traffic study that identifies on street parking and planned loading/unloading zones for residents and retail space
- Conduct peer review drainage study
- Submit plan for rodent control
- Submit photometric plan
- All new sidewalks surrounding site to be constructed of concrete with granite curbs and tree plantings
- All exterior lighting must respect dark sky principles
- Communicate demolition and construction plans with abutters
- Consider visual improvements to proposed structure by changing outer cladding material

MOTION: D. Zucker to recommend favorable action on site plan with aforementioned conditions. M. Proscia & B. Quinn: Aye. A. Ippolito & T. Dooley: Abstain. Motion carries with 3 aye votes.

2. DISCUSSION: PROPOSED CHANGES TO ZONING BYLAWS

Vinnin Square – make changes to table of uses and dimensional requirements including setbacks and height

Outdoor Dining – would permanent bylaw lead to more public investment?