



# 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 21, 2022 MEETING MINUTES

**Time:** 7:00PM – 11:00PM  
**Location:** Swampscott High School, B129 & via Zoom  
**Members Present:** A. Ippolito, T. Dooley, M. Proscia, D. Zucker, B. Quinn  
**Members Absent:**  
**Others Present:** Marissa Meaney (Land Use Coordinator), Max Kasper (Facilities Director)

The meeting was video recorded.

## 1. SITE PLAN REVIEW

## 10 WHITMAN RD

*Relative to Section 5.4.0.0 of the Swampscott Zoning Bylaw, the Planning Board of the Town of Swampscott held a public hearing and considered the granting of a Site Plan Special Permit for the following petition:*

**Petition SPR22-01** by The Town of Swampscott c/o Max Kasper, who is requesting a Site Plan Special Permit for the construction of a new elementary school that will service all children in Town from kindergarten through fourth grade. (Map 22, Lot E 1-0)

The applicant team, led by Max Kasper of the Town of Swampscott, Suzanne Wright of the School Building Committee, and representatives from Lavallee & Bresniger Architects, were all present before the Planning Board.

The project team provided a 90-minute presentation to the Board, explaining the layout of the school, the new amenities that are to be included, and the parking spaces on site.

The Board used the objectives outlined in various sections of the zoning bylaw to guide its determination. The Board recognizes that the new school was approved at Town Meeting and subsequently by a town-wide vote, and therefore the Board acknowledges that the residents of Swampscott are aware and accept that potential fiscal and traffic impacts of the project. The benefit of the project, as a whole, outweighs adverse impacts on the neighborhood.

The Board touched upon issues surrounding utilizes, traffic and pedestrian safety, blasting and demolition, emergency access, building design and materials, student drop-off and pick-up, lighting and glare, stormwater and drainage, and landscaping and other visual impacts.

The Board opened the floor for public comment, which solicited the following questions and concerns:

- Would only one entrance create more efficient traffic patterns?
- There should be parking restrictions on neighboring streets to allow for emergency vehicle access
- The building is too high for a residential neighborhood

- There should be a way for pedestrians to walk without intersecting vehicular traffic
- Concerns about machinery noise from the building
- Intersection at Humphrey-Atlantic-Forest is dangerous and should be reconfigured before school is built

Following a lengthy and thorough discussion, the Board issued the following conditions for approval of the site plan:

1. Applicant shall submit to Planning Board a plan prepared by Fire Department that shows turning radius for fire apparatus throughout site and through emergency access road
2. As to any stone crushed on-site resulting from blasting, applicant shall comply with requirements of Conservation Commission and Earth Removal Advisory Committee, if any
3. Applicant shall screen/buffer loading and dumpster area with appropriate greenery and other materials as needed
4. If possible, Applicant shall preserve section of ledge or removed stone boulders as reference to natural features of site, and for educational purposes
5. Applicant shall use raised crosswalk where flat crosswalk is currently shown on Site Plan near Whitman Road entrance, and make crosswalk perpendicular to roadway to ensure that it is shortest possible length across
6. Applicant shall install bike rack at playground
7. Applicant shall add aesthetic improvements into wall at back of site near Ewing Woods that help blend and ease contrast between materials and mass of new school and bucolic feeling of Ewing Woods Conservation Land
8. Applicant shall review proposed drainage system around emergency access road at rear of new building, due to lack of storm drains along Forest Ave Extension

MOTION: A. Ippolito to approve Site Plan 22SPR-01 with incorporation of conditions, as mentioned. D. Zucker seconds; unanimously approved.