



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

APRIL 12, 2021 MEETING MINUTES

Time: 7:08PM – 9:19PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito, B. Quinn, M. Proscia, D. Zucker
Members Absent: G. Potts
Others Present: Molly O'Connell (Town Planner), Rich Baldacci (Building Commissioner), Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:08 P.M.

1. DISCUSSION: SITE PLAN REVIEW

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, architect Nalin Mistry, and attorney Bill Sheehan.

Chairwoman Ippolito walked through the timeline of the property's ongoing construction, including the multiple building permits for which the homeowner applied. She stated that certain documents were missing, and certain plans submitted do not correspond with the building permit requested. The Board has yet to see plans for the accessory structure on the property, and feels as though if they were to proceed, then they would be retroactively permitting something that has already been built.

Chairwoman Ippolito further stated that by recommending this petition for a Site Plan Special Permit, the Board would be acknowledging that all existing modifications were properly permitted and this is something that cannot be verified. She would be willing to send this back to the ZBA in order for petitioner to get dimensional relief on addition that was built in 2019, and then they may reappear before the Planning Board for site plan review. D. Zucker agreed.

In the meantime, petitioner shall submit plans for the whole lot, including the accessory structure. Landscaping plans are also required, along with plans that show compliance with FEMA zones and Coastal Flood Overlay District.

MOTION: D. Zucker to reconsider Site Plan Review upon determination of ZBA and Historical Commission. M. Proscia seconds; unanimously approved.

2. PROPOSED CHANGES TO ZONING BYLAW

Town Planner, Molly O'Connell provided a presentation to the Board of some of the smaller amendments to the Zoning Bylaw that, with the recommendation of the Planning Board, will be brought to Town Meeting in May.

Open Space Calculation: Purpose is to change the incorrect calculation; there will be no change to definition itself.

MOTION: A. Ippolito to recommend favorable action. D. Zucker seconds; unanimously approved.

Building Coverage: Purpose is to change incorrect definition, and substitute *Gross Floor Area* with *footprint*.

M. Proscia and A. Ippolito asked if footprint is defined elsewhere in the bylaw. B. Quinn stated that footprint itself should be clearly defined before adding it to definition.

MOTION: Article to be tabled until second hearing on April 29, 2021.

Building Height: Purpose is to align definition with Massachusetts building code. It would be measured from the highest point on a roof to the lowest finished grade on the ground.

The main concern of the Board was how this new definition would affect properties on hills.

Attorney Ken Shutzer, speaking as member of public, asked for clarification regarding the motivation for this change.

MOTION: Article to be tabled until April 29, 2021, following more research and information.

Pools: Purpose is to provide setback regulations for pools and spas.

M. O'Connell stated that this would put into writing what has already been the general practice.

The Board agreed that a definition of a pool should be included in the Bylaw.

MOTION: M. Proscia to recommend favorable action with subsequent inclusion of definition in bylaw. D. Zucker seconds; unanimously approved.

Distance between multifamily buildings: Purpose is to clarify language in this subsection of the bylaw.

The language shall read "minimum distance between multifamily structures on one lot is to not be greater than 40 feet."

MOTION: A. Ippolito to recommend favorable action. M. Proscia seconds; unanimously approved.

3. OTHER BUSINESS

MOTION: M. Proscia to approve minutes from 3/8/2021. D. Zucker seconds; unanimously approved.