



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

MAY 10, 2021 MEETING MINUTES

Time: 7:01PM – 9:45PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito, B. Quinn, M. Proscia, D. Zucker, T. Dooley
Members Absent:
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: 21ANR-01 FOR 56 BLANEY STREET

21ANR-01 by Roman Catholic Archbishop of Boston c/o Gene Guimond, Esq. for the purpose of creating one new, contiguous lot from two adjoining parcels. Property address is 56 BLANEY ST (Parcel ID: 2-166)

Attorney Guimond stated that by adjoining the two lots, they would be making the pre-existing nonconforming structure more conforming.

B. Quinn had question about the parcels being in two separate zoning districts, and whether or not Parcel A had adequate frontage. A Ippolito stated that endorsement of this plan does not, in any way, indicate that there is any compliance with the Zoning Bylaw. Should the lot remain nonconforming, even following the endorsement of the Planning Board, then the property owner will follow process to seek special permit for modifications to site.

2. PROPOSED CHANGES TO ZONING BYLAW

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

Signs: Purpose is to remove certain language pertaining to contractor signs. Allows for temporary contractor signs but removes requirements for placement on fence or building. Only one sign to be allowed at a given time.

A change was suggested to now allow sign to exceed six square feet in area.

MOTION: D. Zucker to recommend favorable action. B. Quinn seconds; unanimously approved.

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

MOTION: T. Dooley to recommend favorable action. D. Zucker seconds; unanimously approved.

Administration & Procedures: Purpose is to define specific duties and authority of Building Commissioner.

Attorney Ken Shutzer, speaking as resident of Swampscott and member of public, requested clarification on the as-built plan that is to be submitted. He indicated that if an as-built plan is to be required, then the Building Commissioner should require a certified plot plan and not just a mortgage plan.

Attorney Bill DiMento, also speaking as member of public and resident of Swampscott, stated that the term “plot plan” should not be used, and the bylaw should rather reference the document as a “land survey.”

Commissioner Baldacci and Attorneys Shutzer and DiMento all agreed that they want the same outcome from the change in this bylaw, but the language just needs to be tightened so as to avoid litigation.

MOTION:

Non-Conforming Structures: Purpose is to allow greater flexibility for Building Commissioner/homeowner to make conforming changes to non-conforming structure. Increases five-year allowance for addition in gross floor area from 15% to 25% for dimensionally-conforming additions. Also removes language regarding cost of construction, removes provision for height increase, and removes provision for open space decrease.

A Ippolito asked for clarification of language to distinguish the Site Plan Special Permit.

Resident Bill McLaughlin asked for clarification as to how the change in bylaw would affect the current petition at 161 Stetson Ave. Commissioner Baldacci stated that petitions that have already been filed will not be grandfathered into the change in bylaw.

3. OTHER BUSINESS

MOTION: A Ippolito to continue petitions 21-03: 161 Stetson Ave and 21-04: 53 Puritan Rd to June 2021.

The Board welcomed its newest member, Edward “Ted” Dooley.