



# 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

## JUNE 14, 2021 MEETING MINUTES

**Time:** 7:03PM – 11:08PM  
**Location:** VIRTUAL MEETING  
**Members Present:** A. Ippolito, B. Quinn, D. Zucker, T. Dooley  
**Members Absent:** M. Proscia  
**Others Present:** Marissa Meaney (Land Use Coordinator), Molly O'Connell (Town Planner)

The meeting was video recorded.

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:04 P.M.

### 1. SITE PLAN REVIEW

### 6 CONNELLY AVE

**Petition 21-07** by Daniel Dunbar, c/o Robert McCann, Esq. to request a Dimensional Special Permit, a Special Permit for Nonconforming Use and/or Structure, and a Site Plan Special Permit for the construction of a proposed first-floor deck, first-floor and second-floor addition, and internal first-floor change of space into garage.  
Property located at 6 CONNELLY AVE (Parcel ID: 9-512,513)

Attorney McCann, along with architect Peter Pitman, provided the presentation of the petition before the Board.

Chairwoman Ippolito inquired about the number of parking spaces on site, as she wanted to ensure that the paved driveway is factored into the open space calculations. Attorney McCann believes that the calculations were done properly, but he will double check before presenting to the ZBA.

There was neither no further comment from the Board, nor from the public.

**MOTION:** T. Dooley to recommend favorable action subject to the updated calculations and submission of description of demo plan. B. Quinn seconds; unanimously approved.

## 2. SITE PLAN REVIEW

970 PARADISE RD

**Petition 21-08** by Core States Group c/o Alan Roscoe to request a Use Special Permit and Site Plan Special Permit for the construction of a full-service branch of Chase Bank with a remote ATM. Property located at 970 PARADISE RD (Parcel ID: 17-9A)

Alan Roscoe provided the Board with presentation of the petition. He clarified that the new ATM would not replace that which currently exists next door.

A Ippolito noted that the aesthetics of the building look very “institutional,” and would therefore like it see it more alive and inviting. She would prefer a modification to the rendering.

D. Zucker noted that the current site houses UNOs restaurant, and the idea of putting a bank on the property would prevent it from being used to house a restaurant again in the foreseeable future. Banks often enter into long-term leases with the property owner, and the development does not encourage site activation or density. This is not something that fits in with the goals that are outlined in the Master Plan.

The Board members agreed, noting that Vinnin Square is an area of town where higher-density development is encouraged. Unfortunately, the Board cannot dictate the use of the property, as a bank is allowed by-right in Vinnin Square, and the special permits are being sought for the new construction and the installation of a remote ATM.

A Ippolito suggested to Mr. Roscoe that he talk to reps at Chase Bank to see if they would be willing to agree to some site improvements. Suggestions included linking the parcel with that of the Citizens Bank next door in order to ease traffic flow, placement of speed bumps at the easement to the parcel that houses Dunkin Donuts, and perhaps some outdoor seating in the back that would provide landscape enhancements to the site.

MOTION: D. Zucker to continue petition to July 12<sup>th</sup>. T. Dooley seconds; unanimously approved.

## 3. SITE PLAN REVIEW

54 MAGNOLIA RD

**Petition 21-09** by Carl Caira to request a Special Permit for Nonconforming Use and/or Structure and Site Plan Special Permit for the addition of a garage on a nonconforming lot. Property located at 54 Magnolia Rd (Parcel ID: 20-184)

Mr. Caira provided his presentation before the Board.

He clarified that all neighbors have been properly noticed, and he is not taking down any trees on property.

Only request from the Board before proceeding to ZBA is that he provide written explanation of demo plan.

MOTION: T. Dooley to recommend favorable action, contingent upon written demo plan. B. Quinn seconds; unanimously approved.

## 4. OTHER BUSINESS

MOTION: D. Zucker to approve minutes from April 29<sup>th</sup> and May 10<sup>th</sup>. B. Quinn seconds; unanimously approved.

MOTION: A. Ippolito to nominate T. Dooley as Planning Board representative to Earth Removal Advisory Committee (ERAC). B. Quinn seconds; unanimously approved.

**Further conversation about UNOs site:** D. Zucker reiterated initial concern that conversion of site into a bank would make it impossible for restaurant to go back there. Board discussed other creative solutions, including the possibility of having two buildings on the lot.

**Calyx Peak:** A. Ippolito noted that their site plan is likely to appear before Planning Board next month

**Elm Place:** There was community meeting on Zoom last Thursday, with around 75 participants. The development team made substantial changes to the plan.