



# 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

# JULY 12, 2021 MEETING MINUTES

**Time:** 7:03PM – 11:08PM  
**Location:** VIRTUAL MEETING  
**Members Present:** B. Quinn (Acting Chair), D. Zucker, T. Dooley, M. Proscia  
**Members Absent:** A. Ippolito  
**Others Present:** Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

Acting Chair of the Board, B. Quinn, called the meeting to order at 7:03PM.

## 1. SITE PLAN REVIEW

161 STETSON AVE

**Petition 21-02** by Mahababul Haque, c/o Sam Vitali, Esq. Seeking a Special Permit for Nonconforming Uses and/or Structures, and Site Plan Special Permit for the construction of a two-story plus basement addition at the rear of the home. Property located at 161 STETSON AVE (Parcel ID: 14-38)

Mr. Haque was present along with Attorney Vitali and architect David Haliotis.

Mr. Vitali provided an opening statement, explaining Mr. Haque's intent for this addition to his home. Architect David Haliotis walked the Board through the plans, noting that they have made changes since to allow for zoning compliance since the petition was last before the Board in February. D. Haliotis clarified that he spoke with Building Commissioner, Rich Baldacci, to confirm that the building height is in compliance with the zoning bylaw, and the basement does not count as an additional story as more than 50% of it is below grade.

The item was opened for public comment.

Abutter Bob McLaughlin asked if this project involves a full demolition, to which it was answered that everything above the floor deck will be demolished. Mr. McLaughlin also noted that he disagrees with the calculations of the basement, and would like the Building Commissioner to participate in the next meeting so that he may directly clarify the argument.

Abutter Larry Dunn spoke in opposition to the project, noting the comments in the letter that he provided ahead of time to the Planning Board.

The Board suggested that petitioner come back with clearer plans regarding height and grading, and agreed that they would also like for Commissioner Baldacci to be present.

MOTION: T. Dooley to continue petition to August 9<sup>th</sup>. M. Proscia 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 updated plans.

The Board was disappointed to see that the majority of changes they had asked for were not addressed, namely outdoor seating.

Regional Director for Development at Chase Bank, Matt McCool, was present as well to speak to the Board. He stated that outdoor seating would not be possible as it does not comply with asset management aspect of Chase Bank. He noted that they have attempted similar amenities in other markets, and were met with negative consequences. The bank, however, would have a community room that is available for use during hours of operation. The Board was not pleased with this alternative, as hours of operation are limited, and they were looking for enhancements to the actual site that would activate it more.

The Board agreed that they will likely recommend unfavorable action to the Zoning Board of Appeals based on misalignment with the goals of the Master Plan, including lack of fit within the community, the less intense use in a district that calls for more intense uses, the absence of pedestrian amenities, and the unwillingness of the developer to consider the requests of the Planning Board.

MOTION: D. Zucker to recommend unfavorable action based on the aforementioned reasons. T. Dooley seconds; unanimously approved.

## 3. SITE PLAN REVIEW

14-16 NEW OCEAN ST

**Petition 21-11** by Calyx Peak c/o Michael Dryden to request a Use Special Permit and Site Plan Special Permit for the construction of a retail marijuana dispensary. Property located at 14-16 NEW OCEAN ST (Parcel ID: 3-3)

Michael Dryden of Allen Engineering was present along with consultant Peter D'Agostino, President/CEO of Calyx Peak Erin Carachilo, and architect Bob Zarelli.

The team provided their presentation to the Board, which included demo plans, utility plans, architectural plans, and landscape plans. The construction of the site will allow for major traffic improvements to the area, including a better intersection at Pine Street, and new sidewalk paving for Curry Circle and Pine Street.

The Board inquired as to how deliveries to homes would work, to which the team replied that they are handled by third-party companies. Delivery drivers would come directly to Calyx Peak to pick up an order, and it would not look any different than any other customer walking into and out of the store.

Regarding the site plan, M. Proscia asked if bicycle racks could be installed, and if the sidewalks could be of concrete material as opposed to bituminous.

The item was opened for public comment.

John Giantis, resident of Blaney Street, inquired about waste management practices. The team responded that all disposal of materials will be conducted inside, and a waste management vehicle will come by to retrieve all waste. P. D'Agostino further clarified that there will be no waste caused by manufacturing byproducts.

Siobhan Giantis stated that though she appreciates the improvements that are being made to the site, she is not in favor of the placement of a dispensary in a residential neighborhood. P. D'Agostino addressed her concern by stating that in order for this particular site to be approved, it went through a lengthy vetting process and was eventually approved by a vote at Town meeting.

MOTION: B. Quinn to recommend favorable action with the installation of bike racks on side, and usage of concrete for new sidewalks, pending comments from DPW. D. Zucker seconds; unanimously approved.

## 4. OTHER BUSINESS

### **Discussion about development in Vinnin Square:**

The Board, frustrated with the outcome of the site of 970 Paradise Rd, discussed what can be done to ensure that development in Vinnin Square aligns with the Master Plan. Ideas included proposing changes to the Zoning Bylaw that would allow for the Board to be able to have authority over certain uses. Additionally, the Board discussed the idea of potentially scheduling a second meeting, perhaps every other month, to simply talk about planning practices.