



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

AUGUST 9, 2021 MEETING MINUTES

Time: 7:04 PM – 8:30 PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito (Chair), B. Quinn, T. Dooley, M. Proscia
Members Absent: D. Zucker
Others Present: Molly O'Connell (Senior Planner)

The meeting was video recorded.

Chair Ippolito called the meeting to order at 7:04 p.m.

The items were taken slightly out of order – and #3 taken first in order to continue petitions to the September meeting.

3. Continuation of Petitions 21-02 (161 Stetson Ave) and 21-08 (970 Paradise Road) to the September 20th meeting

MOTION to continue Petitions 21-02 and 21-08 to the September 20th meeting. Moved by T. Dooley, Seconded by B. Quinn. Unanimously approved.

1. DISCUSSION

a. Potential/ongoing zoning items for Town Meeting

Ms. O'Connell gave a brief update on ongoing zoning research which includes signage, ADUs, and AirBnb. The Board discussed potential changes to zoning in Vinnin Square as a result of the recent Chase Bank application. Items are planned for spring Town Meeting.

b. Update on Community Development projects

Ms. O'Connell gave an update on CD projects, including the update to the Housing Production Plan, park renovations, Beach entrances. The office is awaiting potential funding for a bike plan and hazard mitigation plan.

The Board discussed the Harbor plan and the pier/living reef projects. Chair Ippolito has concerns about work being done without addressing the issues related to sea level rise and protecting the Fish House. The Board had a discussion about improving seawalls, stilted houses, etc.

c. Master Plan Update

Ms. O’Connell reviewed the master plan airtable. Almost every category has notes now; board members are encouraged to review and send any questions, suggestions, etc. to staff as we continue implementation.

d. Board member liaison updates

D. Zucker was not present for the school building committee update, but the Board was reminded that the Town Meeting for the school vote is Monday, September 13th.

2. Discussion and possible vote on Board Chair and Vice Chair

MOTION: T. Dooley to nominate current Chair Angela Ippolito to continue on as Chair. Seconded by B. Quinn. Unanimously approved.

MOTION: A. Ippolito to nominate B. Quinn as Vice Chair. Seconded by T. Dooley. Unanimously approved.

4. Approval of past meeting minutes

The Board will approve outstanding minutes at the next meeting.

5. Any other business that may properly come before the Board

The Board continued discussion on Vinnin Square. There should be a zoning requirement for 1:1 square foot replacement of commercial area, and uses should be relooked at in order to limit too many of the same thing. The vision is a mini Lynnfield market, not a strip mall. The street setbacks should be modified to less than 100 feet, and there should be more pedestrian amenities to encourage walking and slow traffic. Chair Ippolito referenced the Livability Study conducted a few years ago. The Board asked to meet with Marzie to talk about economic development tools available to encourage the type of redevelopment envisioned here.

M. Proscia reported on a potential solar farm going through permitting in Salem but which will be located close to Swampscott along Swampscott/Danvers Road.

MOTION TO ADJOURN: Moved by M. Proscia. Seconded by T. Dooley. Unanimously approved at 8:30 p.m.