



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

SEPTEMBER 12, 2022 MEETING MINUTES

Time: 7:00PM – 10:45PM
Location: Remote via Zoom
Members Present: A. Ippolito, T. Dooley, M. Proscia, D. Zucker, B. Quinn
Members Absent:
Others Present: Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

1. SITE PLAN REVIEW

8 DENNISON AVE

The applicant team, Hanover Court LLC, presented before the Planning Board with their counsel, Attorney Paul Lynch, and their architect, Derek Bloom. Project team presented an updated application and site plan in response to the comments provided by the Planning Board at the July meeting.

Petitioners have since received the OK from DPW Director, Gino Cresta, regarding the use of the paper street, Stearns Street, for driveway access.

In response to questions provided by the Board, the team noted that the Norway Maple trees will be staying; and the house, which is currently under a condemnation order from the Health Dept, will be rebuilt to full habilitation standards.

The Board continued to express concerns over the amount of lot coverage, which is currently over the maximum 30% and therefore requires dimensional relief.

Public comment was provided by Ben & Judy Locke of 15 Dennison Ave, and Scott & Kathy Thibodeau of 8 Stearns St. Major neighborhood concerns are size of house which is believed to be too big; style of home not consistent with neighborhood; height of building; driveway location that requires use of paper street; landscaping; and increase in impervious surface due to excess lot coverage.

Following a lengthy discussion of the Board, they voted to recommend unfavorable action due to the noncompliance with zoning regulations; the structure not reflective of neighborhood style; and that project would not minimize contamination of stormwater.

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

2. SITE PLAN REVIEW

0 LODGE ROAD

The applicant team, IG Investments LLC led by Ilya Zvenigorodskiy and Gene Bernshtein, is proposing the construction of side-by-side townhomes on a currently vacant lot. The petitioners explained that lot retains a protected grandfathered status that exempts them from having to appeal before the Zoning Board for a special permit.

The Board was unsure that they do, in fact, have jurisdiction over the granting of the Site Plan Special Permit. They suggested continuing to October in order to get further clarification from Inspector of Buildings.

The Board opened the item for public comment, in the event that if residents had concerns, the petitioner could use the extra month to address said concerns.

Monica Lagerquist of Muriel Rd, abutter to the rear of the property, expressed concerns over the height of the structure, though she noted that she is not opposed to something being built there. She also mentioned that the entire area is very subject to flooding, and has concerns over adverse impacts of there being a structure. Neighbors Jenn Chavez, Carol Pagano Wilson, and Ruel Longfellow also expressed similar concerns, including that of increased traffic in the area.

Resident Bill DiMento spoke to further clarify the issue of the Board's jurisdiction, stating that they do not have any. The property in question was subdivided following the passing of the zoning bylaws that established requirements for lot area and frontage. Therefore, the lot can only be deemed buildable if the Zoning Board of Appeals grants a variance.

MOTION: D. Zucker to continue to October 11th meeting, unless petition is determined to be under jurisdiction of Zoning Board of Appeals. M. Proscia seconds; unanimously approved.

3. OTHER BUSINESS

- New representative to ERAC
 - Ted Dooley would like to step down
 - Board members collectively agreed it is time consuming and they have little to contribute to the Committee
 - Need to think of creative strategy to incorporate Planning to ERAC rather than having an appointed liaison
- Approval of minutes – deferred to October
- Marzie sent out Doodle poll to arrange site visit for Glover property