



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 20, 2021 MEETING MINUTES

Time: 7:01PM – 10:45PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito, B. Quinn, T. Dooley, M. Proscia
Members Absent: D. Zucker
Others Present: Marissa Meaney (Land Use Coordinator), Rich Baldacci (Inspector of Buildings)

The meeting was video recorded.

Chair of the Board, A. Ippolito, called the meeting to order at 7:01PM.

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.

It was explained to the Board by the petitioner and his team that the lot coverage had been reduced to 29.4%, the 2' overhang was removed, and a demolition plan had since been submitted.

A Ippolito expressed concern for construction vehicles on site, being that the property is very small. R. Baldacci explained that given the setback of the neighboring homes, then there shouldn't be a problem. He also clarified before the Board that this is a split-level home. The Board, however, seemed unsure of the calculations provided by the architect.

Attorney Ken Shutzer, representing the McLaughlin family at 157 Stetson Ave, indicated that abutter Daniel Losano, who resides on the other side of Mr. Haque, is now in opposition of the project. He also stated that the zoning relief requested is incorrect, as the project requires more relief. He noted that this is the first time he's ever seen a plan that would add more square footage by subtracting from the basement, and furthermore that the second and third stories are the same size.

Abutter Bob McLaughlin stated it is his belief that what is being considered a basement is actually a story. Kathleen McLaughlin had some questions for the team – wondering why the wall is not coming down, and how the grading will

change. She is also concerned about how such mass construction on a small lot will have detrimental effect on health of neighbors.

Architect David Haliotis asked the Board how their opinion would change if this was a full demo and reconstruction? A. Ippolito explained that the house would have to be entirely dimensionally-conforming, and that would be nearly impossible with this lot.

A Ippolito explained that this petition does not meet site plan criteria, even with the changes. Character and social structures really matter, and drainage calculations need to be studied further. B. Quinn agrees, thinks that second floor is a total rebuild, and elevations seem large for neighborhood. T. Dooley agrees, adding that massing seems too large for neighborhood. M. Proscia explained that he is not so concerned about the height, but thinks that the lowest level is actually a story.

MOTION: B. Quinn to recommend unfavorable action due to lower level constituting a story, height not being compliant, and missing drainage calculations. T. Dooley seconds; unanimously approved.

2. SITE PLAN REVIEW

406-408 HUMPHREY ST

Petition 21-15 by Don Golden, seeking a Sign Special Permit for the installation of a new awning for business in Humphrey Street Overlay District. Property located at 406-408 HUMPHREY ST (Parcel ID: 19-116)

Town Planner Molly O’Connell provided the Board with the scope of the awning for Mr. Golden.

Only comment was from A. Ippolito, who just wanted to ensure that lettering would be big enough.

MOTION: T. Dooley to recommend favorable action under contingency of producing rendering for ZBA. B. Quinn seconds; unanimously approved.

3. SITE PLAN REVIEW

970 PARADISE RD

Petition 21-08 by Core States Group c/o Chris Drucas, Esq. to request a Dimensional Special Permit, 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)

Attorney Chris Drucas provided Board with timeline of events; explained that petitioner is now requesting a Dimensional Special Permit from the ZBA to bring the building closer to the sidewalk, but the bank itself is allowed to be built by right.

A Ippolito and B. Quinn reminded the petitioner of what the Board had asked of them, and how it was not received.

T. Dooley mentioned that aesthetic improvements could be made – possible to make the building look more traditional New England style and less institutional. He brought up Form Based Code (FBC), a supplement or alternative to Zoning bylaws that municipalities can adopt that allows them to set design standards for any construction within the community. M. Proscia agreed that Swampscott should look into adopting FBC, and further suggested limiting certain uses in Vinnin Square.

B. Quinn would be open to continuing petition as long as Chase Bank is willing to commit to working toward suggestions from Board. A. Ippolito agreed, adding that there should be understanding that the Board may bring forth some ideas that Chase team would consider.

MOTION: T. Dooley to continue to October. B. Quinn seconds; unanimously approved.

3. SITE PLAN REVIEW

182 PARADISE ROAD

Petition 21-11 by Family Doctors, Inc. c/o Kenneth Shutzer, Esq. Seeking Special Permit for Parking and Loading Requirement and Site Plan Special Permit for the expansion of parking services at a recently-purchased lot. Property located at 182 PARADISE RD (Parcel ID: 5-148)

Attorney Shutzer was present to speak before the Board. He explained the timeline of the use of the lot and its further purchase by Dr. Barker of Family Doctors. He noted that the plan submitted shows two means of egress, but only one will be required. The hours of operation would be from 7AM-7PM, either six or seven days per week.

He noted that there should be enough ambient light from surrounding street lamps and buildings, and therefore a lighting plan was not necessary.

Additionally, if need be, Dr. Barker would be willing to offer an easement at no cost to the Town for the Rail Trail.

A Ippolito remained unsure at how this would serve as a community or economic benefit.

Neighborhood resident Greg McDonald of Swampscott Ave noted that the activity on the property within the last 48 hours has seemed suspicious.

A Ippolito stated that she is not sure how to proceed, as the petition/use does not meet any site plan criteria. She would like more info, and will do more homework in the next month since this petition will not be heard before the ZBA until October. All this to be done with the understanding that she will be in a more comfortable place to make a recommendation.

Dr. Barker made one final comment before the Board, explaining that the lot would be resurfaced with asphalt.

G. McDonald stated that he thinks it's a good plan, but agrees that more information is needed.

MOTION: T. Dooley to Continue to October. B. Quinn seconds; unanimously approved.

4. OTHER BUSINESS

MOTION: A. Ippolito to approve August meeting minutes. B. Quinn seconds; unanimously approved.

MOTION: T. Dooley to approve July meeting minutes. M. Proscia seconds; unanimously approved.