



# 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

# OCTOBER 18, 2021 MEETING MINUTES

**Time:** 7:00PM – 11:08PM  
**Location:** VIRTUAL MEETING  
**Members Present:** A. Ippolito, B. Quinn, T. Dooley, M. Proscia  
**Members Absent:** D. Zucker  
**Others Present:** Marissa Meaney (Land Use Coordinator)

The meeting was video recorded.

Chair of the Board, A. Ippolito, called the meeting to order at 7:00PM.

## 1. 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)

Chairwoman Ippolito stated that she appreciated the efforts made by the petitioner, even through the permitting of this project would inhibit the Town from bringing about the changes it wants. By recommending favorable action, the Board would be ignoring the criteria of site plan review, thus not doing their job. Vice Chairman Quinn agrees, acknowledging that though the site plan criteria as per the zoning bylaw has been met, the project does not engage the master plan.

Attorney Drucas explained that client has done as much as they can, and it is important to acknowledge the status of the zoning bylaw, that specifically permits this type of development.

After much contemplation, and checking of the bylaws, the Board ultimately decided to not make any recommendation. To make an unfavorable recommendation would be of a disservice to the applicant, who has met the criteria set forth in the zoning bylaw; whereas providing a favorable recommendation would be ignoring the goals set forth in the Master Plan, as this project does not satisfy any of those goals set forth.

**MOTION:** M. Proscia to move that Board take no action on this petition. T. Dooley seconds; unanimously approved.

## 2. SITE PLAN REVIEW

182 PARADISE RD

**Petition 21-15** 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) **Continued from September**

Attorney Shutzer was present before the Board, and reiterated that he is seeking a site plan review solely, and is not looking for a recommendation with respect to zoning relief.

Member Mike Proscia stated that normally, he would not be supportive of a parking lot, but in terms of Site Plan Review, he thinks that this particular application meets all of the site plan criteria. B. Quinn agrees, and stated that it seems like the Board is generally in favor. However, like Chase Bank, this does not present a community asset. T. Dooley agrees.

Keith Nobil, a physician at Family Doctors, spoke up to say that he understands the position that the Board is in, but would urge them to consider.

Chairwoman Ippolito read a statement from Town Administration, citing the desire to solicit opinion from Town Counsel. Attorney Shutzer stated that if this is particularly concerning, and has not be acted upon until now, the applicant should not be forced to wait.

MOTION: T. Dooley to continue petition to November 8, 2021. M. Proscia seconds; unanimously approved.

## 3. SITE PLAN REVIEW

36 BEACH AVE

**Petition 21-08** by Matthew and Ashley Tina. Seeking Special Permit for Nonconforming Uses and/or Structures and Site Plan Special Permit for a dimensionally-conforming, two-story addition to a structure on a nonconforming lot. Property located at 36 BEACH AVE (Parcel ID: 6-244)

Matthew Tina was present to speak before Board along with architect Rafal Zelek.

The Board had some general questions regarding drainage and grading calculations, all of which the Mr. Zelek was able to adequately answer.

M. Proscia, referencing the first-floor bedroom suite, inquired whether or not that would constitute an Accessory Dwelling Unit. It would not, as the suite would have to have its own gas connections.

MOTION: T. Dooley to recommend favorable action. M. Proscia seconds; unanimously approved.

## 3. SITE PLAN REVIEW

56 BLANEY STREET

**Petition 21-11** by IG Investments LLC c/o Bob McCann, Esq. Seeking Use Special Permit, Dimensional Special Permit, Special Permit for Nonconforming Uses and/or Structures, Special Permit for Off-Street Parking and Loading, Humphrey Street Special Permit, Site Plan Special Permit, and a Dimensional Variance for the construction of six residential units in a pre-existing, nonconforming structure in the Humphrey Street Overlay District.

Attorney Paul Feldman was present for Attorney McCann, and he provided a presentation to the Board. The plan is to renovate and reconfigure the interior of the existing convent to create 6 residential condominium units, with minimal exterior work to be done on the property. The driveway will be expanded to allow one-way circular access for residents, and parking requirements will be met with 9 spaces on site.

The Board was pleased that the building will not be demolished, and acknowledged the petitioner's application of adaptive reuse strategies to preserve the historic structure. Likewise, the Board waived the Humphrey Street Design Review requirement as the petitioner is maintaining the original structure.

The Board set forth the following conditions to be taken into account at the hearing before the ZBA:

- Petitioner to incorporate other staff comments, as received, including full review by Fire Dept to look at driveway access and unit egress, and by DPW with respect to plumbing and drainage
- Petitioner to provide a landscape plan, with recommendations to add border beds surrounding parking spots, and other low growing buffer shrubs and planters
- Petitioner to provide full lighting and photometric plan
- Petitioner to provide drainage plan and updated calculations for impervious/pervious area, with recommendation to incorporate pervious pavers and to include as much pervious paving/walkway surface as possible to mitigate runoff

MOTION: B. Quinn to recommend favorable action with the aforementioned conditions. M. Proscia seconds; unanimously approved.

#### 4. OTHER BUSINESS

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