



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

DECEMBER 12, 2022 MEETING MINUTES

Time: 7:05PM – 9:38PM
Location: In person at Swampscott High School, Room B129 and 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

299 SALEM ST

Chairwoman Angela Ippolito provided update of where the application currently stands before the Planning Board. She introduced the applicant team – Bill Gause and Sam Cole of Leggatt McCall Properties, Thad Siemasko of SV Design, and Attorney Paul Feldman.

Traffic Engineer, Jeffrey Dirk of Vanasse Associates, provided overview of traffic study analysis. He described the improvements to the area, including those made with respect to safety and mobility, such as a moving crosswalk at Sunbeam Lane and the rebuilding of the wheelchair ramps. Additional improvements include the replacing of the pedestrian signal and the push button.

The Board, in response to Mr. Dirk's update, asked if there are ways to improve the timing of traffic signals at the intersection of Salem and Vinnin, and Salem and Paradise. More specifically, they asked if there is a way for the sensors to only allow the number of cars physically possible that could fit in the intersection. Chairwoman Ippolito inquired about the potential for a rotary at the intersection, and do away entirely with the traffic lights. Mr. Dirk responded that an initiative like that would have to take place at the regional planning level, given that it would intersect multiple communities and a state highway.

The Board addressed a neighborhood petition that called for a secondary traffic study, one that is more recent, to be performed. Member David Zucker opined that spending time and money on a new traffic study is not the best use of resources; should focus efforts on making things better. Member Mike Proscia asked if signal timing was best mitigation method, answer was yes, and that signal timing will be tweaked as development progresses.

Following the traffic discussion, Chairwoman Ippolito proposed an idea that would allow for more green space and better traffic flow on the property. Her suggestion was to take out the ground-level units from Building 1, and adding them as another story on top of Building 2. This would allow for surface-level parking to become covered parking under the building. The applicants agreed that they would consider the suggestion, but could not make any guarantees.

The Board addressed the historical component of the process, and asked that the developers pay special attention to the demolition of the original foundation. Architect Thad Siemasko provided the Board with an update from the applicant team's meeting with the Historical Commission, and they are aware of conditions that the Commission will likely impose.

As of now, there is no plan that shows the distribution of the Affordable Housing units.

The Board opened the hearing to public comment:

1. Brian Drummond, Member of Tree Committee – asked who gives demolition authority, answer was Inspector of Buildings. He inquired about the process for moving structures that the Historical Commission deems significant; the applicants responded that they will work with the Historical Commission. Chairwoman Ippolito suggested that the Historical Society collaborate with the Historical Commission and applicants, as well.
2. Don Goodman, Board of Governors for Swampscott Historical Society – Stated that Swampscott cannot afford to lose any 18th Century building.
3. Verena Karsten, Chair of Tree Committee – Asked when they can expect response from landscape architect; applicants responded that landscape architect would be happy to perform site walk with committee.
4. Ryan Hale, Chair of Renewable Energy Committee – Developers should maximize benefits of National Grid new construction incentives; landscape design should minimize stormwater runoff; approaches should be taken to eliminate natural gas from kitchen utilities; electricity supply should be from 100% renewable resources.

Following public comment, the Board discussed the public hearing timeline with the applicants, and set the next hearing date for January 17th, 2023.

MOTION: A. Ippolito to continue to January 17, 2023. D. Zucker seconds; unanimously approved.