

**From:** [Justin](#)  
**To:** [Marissa Meaney](#)  
**Cc:** [Molly O'Connell](#)  
**Subject:** Letter of Support for Elm Place  
**Date:** Saturday, November 27, 2021 10:48:02 AM

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Dear Marissa and members of the Swampscott ZBA,

Please submit this email as a letter of support for the Elm Place project with regard to the Swampscott ZBA hearing on Tuesday, November 30, 2021.

The project certainly has its complexities and challenges and I am aware that there is a sizable opposition in town, especially among immediate abutters. I don't mean to dismiss or diminish these concerns by voicing my support. However, when I take a step back and consider the skyrocketing cost of living in our area and the urgent need for sustainability-focused and efficient development, I feel that the positive outcomes of this project outweigh its shortcomings. I simply want to highlight some of the "pros" in order for the town leadership to know that there are indeed residents who see value in the project.

It is my hope that the ZBA will allow the project to proceed without delay as our town is desperately in need of more affordable housing units, but also more market-rate housing, specifically in close proximity to the underdeveloped Swampscott commuter rail station area. To Winn's credit, they have adjusted their plans to meet almost every single concern that was raised by both abutting neighbors as well as the Select Board during their public commenting process. The proposed plan does not grossly exceed or stray in design, overall size, or height compared with many of Swampscott's existing apartment and condominium developments. Personally, I do not feel that Elm Place will appear out of place or out of character for Swampscott.

The most often voiced remaining concern for "more parking" is directly in contradiction to the other remaining concern of "more traffic". The more parking spots that are available, the more cars will be brought to the area. Since this is a public transit-oriented development, I feel this project should be seeking transit-oriented tenants. There appears to be plenty of demand in the Boston Metro area for housing units that have few parking requirements, but are easily walkable to train and bus lines.

Additionally, any delays or roadblocks put in place by the town for this project sets an antagonistic tone by the town against future affordable housing projects. I would like to say that I live in a town that is actively working towards meeting the state's 10% SHI requirement and then exceeding it. I believe this development will contribute to making Swampscott a more affordable place to live for people in all stages of their lives, add density around the commuter rail which will provide viability to the town's plan to economically build-up and support this area, and potentially lead to a more socioeconomically and racially diverse community. So let's say "We want affordable housing here AND..." instead of "We want affordable housing here BUT...".

Kind regards,

Justin Snow  
Worcester Ave

**Addendum to letter of support:**

In addition to the above letter of support, I wanted to share some statistics that I personally determined, which I think are quite interesting and pertinent for consideration when forming an opinion about Elm Place and similar developments:

The first highlights where Swampscott stands against the other municipalities in Essex County, based on this source: <https://www.mass.gov/doc/subsidized-housing-inventory/download>

- Out of the 34 municipalities in Essex County, Swampscott's % of SHI units ranks 27<sup>th</sup> (only 7 other towns have a lower % of SHI units)

The second and third pertain to the notion that developments containing subsidized housing units will lead to lower *overall* property values in a municipality as well as put additional strain on public schools, which may impact outcomes and rankings (personally, I have seen and/or heard these arguments made, which is why I am addressing them).

Property Values – Based on the above [mass.gov](https://www.mass.gov) source and this source: <https://www.bostonmagazine.com/property/single-family-home-prices/>

- Out of the 44 municipalities in Massachusetts (excluding Chestnut Hill from this list) with a 2019 median single-family home price that was *higher* than Swampscott's, 36 have a higher % of SHI units

Public Schools – Based on the above [mass.gov](https://www.mass.gov) source and this source: <https://www.usnews.com/education/best-high-schools/search?city-zip-metro=Boston%2C%20MA%20Metro%20Area&public=true>

- Taken from the 51 “traditional” public high schools in the “Boston, MA Metro Area” within Massachusetts ranked *higher* than Swampscott High School, 49 out of 59 municipalities represented have a higher % of SHI units

As a disclaimer, I'm not suggesting that the latter two statistics prove any correlation between the % of SHI units and property values or high school rankings. These things are extremely complex and as an aside can be problematic measurements, especially high school rankings. Personally, I don't put too much weight into these rankings, but some people do, so I think that they are somewhat important for municipal leadership to note.

My personal hypothesis after reviewing these statistics is that there is at least no significant negative correlation between the entities compared and in fact, if anything, there could be a positive correlation if further investigated in greater detail. Still, I suspect there would be no significant correlation whatsoever. Therefore, my opinion is that these notions should carry minimal weight when considering the impact of Elm Place on Swampscott as a whole.

**From:** [Swampscott RJAG](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place - Petition 21-01  
**Date:** Monday, November 15, 2021 8:31:14 PM

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Dear Marissa and members of the Swampscott ZBA,

Please submit this email as a letter of support for the Elm Place project with regard to the Swampscott ZBA hearing on Tuesday, November 30 2021.

It is our hope that the ZBA will allow the project to proceed without delay as our town is desperately in need of more affordable housing units, but also more market-rate housing, specifically in close proximity to the underdeveloped Swampscott commuter rail station area. To Winn's credit, they have adjusted their plans to meet almost every single concern that was raised by both abutting neighbors as well as the Select Board during their public commenting process. The proposed plan does not grossly exceed or stray in design, overall size or height compared with many of Swampscott's existing apartment and condominium developments. We do not feel that Elm Place will appear out of place or out of character for Swampscott.

The most often voiced remaining concern for "more parking" is directly in contradiction to the other remaining concern of "more traffic". The more parking spots that are available, the more cars will be brought to the area. Since this is a transit-oriented development, we feel this project should be seeking transit-oriented tenants. There appears to be plenty of demand in the Boston Metro area for housing units that have few parking requirements, but are easily walkable to train and bus lines.

Additionally, any delays or roadblocks put in place by the town for this project sets an antagonistic tone by the town against future affordable housing projects. We want to live in a town that is actively working towards meeting the state's 10% SHI requirement and then exceeding it. We believe this development will contribute to making Swampscott a more affordable place to live for people in all stages of their lives, add density around the commuter rail which will provide viability to the town's plan to economically build-up and support this area, and potentially lead to a more socioeconomically and racially diverse community. So let's say "We want affordable housing here AND..." instead of "We want affordable housing here BUT...".

Thank you,  
Swampscott Racial Justice Action Group

**From:** [Swampscott RJAG](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place - Petition 21-01  
**Date:** Monday, November 15, 2021 8:31:14 PM

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Additionally, any delays or roadblocks put in place by the town for this project sets an antagonistic tone by the town against future affordable housing projects. We want to live in a town that is actively working towards meeting the state's 10% SHI requirement and then exceeding it. We believe this development will contribute to making Swampscott a more affordable place to live for people in all stages of their lives, add density around the commuter rail which will provide viability to the town's plan to economically build-up and support this area, and potentially lead to a more socioeconomically and racially diverse community. So let's say "We want affordable housing here AND..." instead of "We want affordable housing here BUT...".

Thank you,  
Swampscott Racial Justice Action Group

**From:** [Michael Wood](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Issues and Concerns Regarding the Elm Place Housing Project  
**Date:** Monday, November 1, 2021 5:22:49 PM

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Dear Ms. Meaney,

My name is Michael Wood. I am writing to you about issues and concerns I have about the Elm Place Housing Project. I look forward to attending the Planning Board meeting to express my views.

First a little background on me.

My name is Michael Wood. I live across the street from the proposed 40b project on Elm St. I grew up in Swampscott, attended Swampscott Schools and bought my house in 1995 after returning home from a 13-year stint in the Army with a wife and two children. I served as an Infantry Officer, a U.S. Army Airborne Ranger. My family (the Monahans on my mother's side) have lived in Swampscott for over four generations. I have 2 Bachelor's Degrees and a Masters Certificate from BU. I worked two jobs for over 20 years so I could afford to live here and raise my family and feel blessed I was able to do so. However, Swampscott is a small residential community and I would like to see it the feel of a town. Hence is my purpose of writing this letter to you.

It is my belief a project of this size and scope is inappropriate for a densely populated residential neighborhood like Elm Place. **Most of the area is single-and two-family homes. A project of this magnitude would dwarf the surrounding houses. The influx of 200 – 300 people moving into an already crowded area will be more than the infrastructure can handle.**

The proposed project's plan for parking spots is unacceptable! Coupled with the parking from Burkes Tumbling Academy it will create overflow parking on narrow side streets. For example: When there are cars parked on both sides of Hillcrest Circle, I can barely fit my RAV4 through. I have seen the fire engines have to back up and go around the other way on Hillcrest Circle because they can't make it through when cars are parked on both sides. It will be a public safety nightmare if there is a fire and the fire truck can't make it to the scene. Not to mention only one point of access / egress on the Pitman Rd side of the proposed project.

Winn has done a traffic study and they skewed the facts to downplay the traffic already on Burrill and Essex Streets. They did it at the height of the pandemic when school was virtual and many people were working from home.

Their study fails to take into account commuter traffic, school traffic and vehicles dropping people off and picking them up from the commuter rail station. The town needs to do a traffic study after the pandemic is over and everyone is back to work to get the real picture. Similar to the one they did for parking downtown.

Over the past several years my neighborhood has borne the brunt of two large public projects already. The new High School was built on an existing park where little league fields, regulation baseball diamonds, tennis courts, open green space and an outdoor skating rink were. Also, a 60-unit low-income 50+ housing project has just been added to the area. While necessary, both projects have detracted from the residential feel of the neighborhood. The High School, 100 yards up the road from the proposed Elm St Project, has created a traffic nightmare with hundreds of parents and students driving to and from the school each day on an already busy street!

Another concern of mine is that the contractors from Winn are planning to move a historical landmark from 35 Pitman Rd. My question to you is. How can it be a landmark if it is moved to a different location?

My last concern is the Rail Trail. I am an avid outdoorsman and have been looking forward to the completion of the Rail Trail for quite some time. This project will block my access to it from my neighborhood.

With the loss of green space we will have with the development of the new elementary school this is our chance to take the area by eminent domain and build something that will benefit all the citizens of Swampscott.

At the High School meeting shortly before the ending, Mr. Winn said "There is nothing you can do to stop us. We are going to build it and there is nothing you can do." This does not sound like a man with the best interests of the town at heart. Swampscott needs your help. Please Help Us.

Respectfully,

Mike Wood  
1 Upland Rd  
Swampscott, MA 01907  
781-307-6493

**From:** [sandy\\_spring](#)  
**To:** [Marissa Meaney](#)  
**Cc:** [Anne Driscoll](#)  
**Subject:** Elm Place  
**Date:** Monday, November 1, 2021 2:39:20 PM

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Dear Ms. Meaney,

I'm writing this letter to you to voice some of my concerns about the proposed mixed income housing project to proposed for Elm Place in Swampscott.

I am a 29 year resident of Hillcrest Circle which is across Essex St. from the proposed site. In addition to my numerous residential neighbors (as you may know, Swampscott is the third most densely populated town in the Commonwealth), the new high school (which destroyed part of Jackson Park, one of the few open spaces in Swampscott), and the old Machon school with renovations complete is now housing seniors are also among my immediate neighbors. I can see all this from my house.

I have many concerns about this project but traffic and parking are at the top of my list. First the traffic- Entering Essex St from Hillcrest Circle is difficult in a pandemic and much more so in normal times. The Machon project and particularly the high school have greatly contributed to the congestion, noise and emissions on this busy street. With a 120 unit building across the street, it will add so much more to these problems and no solutions are forthcoming. The traffic study that was submitted as part of the Elm Place Proposal omitted Hillcrest Circle and Essex Terrace and these 2 streets' contribution to the traffic on Essex. Nor does it include rush hour traffic when it truly begins around 5:30 AM. It is not an accurate traffic study. I believe Winn proposed another traffic study, but I have not seen it.

While Winn has added parking spaces to their original plan, I do not believe it is enough and Hillcrest is the logical overflow. There is no room on Hillcrest Circle and there is no parking on Essex St. We have people using the commuter rail parking here on the circle now! I have witnessed of altercations between my neighbors about parking here. Elm Place has not come up with a plan to ensure that their tenants will only park in the designated Elm Place spots. They do not propose any level of enforcing the number of cars tenants may own. Will the town do that? There will be extra cars. Where will these cars be parked?

I believe that shrinking this project by half will be more helpful than anything Winn is willing or capable of doing to solve these problems.

Please do not approve the currently proposed Elm Place project. Also please allow me to attend any meetings concerning this issue that you may have and is appropriate.

Thank you for your time and consideration.

Sincerely,

Sandy Spring  
6 Hillcrest Circle  
[sandrenespring@yahoo.com](mailto:sandrenespring@yahoo.com)

**From:** [Gerard Perry](#)  
**To:** [Marissa Meaney](#); [anne driscoll](#); [Peter Spellios - Personal](#); [Polly Titcomb](#)  
**Subject:** Elm Place Project  
**Date:** Monday, November 1, 2021 9:25:20 AM

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Dear Ms. Meaney

Please accept this email as my response to concerns and issues associated with the Elm Place Project. It is my understanding that the Swampscott Planning Board will begin deliberations soon regarding this project. I look forward to discussing these matters under the Massachusetts open meeting laws when and where appropriate.

I have carefully reviewed the WorldTech Engineering peer review and agree that numerous elements need to be addressed before any Planning Board approvals are considered. They are:

- At the site driveway onto Elm Place confirm that adequate sight distance can be provided, in consideration of the parking and snow storage issues described in this memo and adequate access can be provided for emergency vehicles and trash pickup.
- Provide a parking management plan that describes how shared parking with the tumbling academy will work and additional information on the location and number of handicapped spaces, ride sharing spaces, bicycle parking, electric charging stations and handicapped parking.
  - Provide ADA-compliant wheelchair ramps at all pedestrian crossings internal to the project and for crossing the project site driveway.
  - Provide a fire truck and trash truck access plan including vehicle tracking information.
  - Provide a revised site access plan which shows proposed signs and pavement markings as well as the revised parking layout.
  - Recommendations should be provided to improve the sight distance for drivers on Elm Place to enter Essex Street to meet ISD requirements or provide additional warning measures to warn drivers on Essex Street.
  - Provide additional signage and pavement markings at the Essex Street/Hillcrest Circle and Essex Street at Essex Terrace intersections to prevent queues from the adjacent traffic signals from blocking traffic trying to gain access to/from Essex Street.

The aforementioned aspects are obvious, and do not need further clarity from me. I'm sure the Planning Board will address these recommendations from WorldTech. However, I wish to add that 17 parking spaces, as indicated in the WorldTech report, are completely inadequate for the tumbling academy. I have personally counted as many as 60 (sixty) cars parked in that area on several occasions regarding the tumbling academy business. While there are numerous issues associated with a 120 unit project on a 1.6 acre site, parking concerns absolutely are a high issue and need to be addressed before any permits are approved by Swampscott elected or appointed officials. The surrounding neighborhood streets are at risk for safety concerns for all Swampscott residents without adequately addressing these matters. Further, parking issues also need to be addressed in relation to the Doherty Circle complex as well as the railroad station neighborhood. These matters were not addressed within the peer review and hopefully will be discussed by the Planning Board.

I wish to bring up another aspect to this project that is important to the residents of precincts 1 and 3 within the Town of Swampscott. Several years ago, Swampscott Town Meeting members appropriated over \$800,000 for the development of a rail trail. Further, donations to



this project have brought in thousands of dollars, bringing the total revenue to this project of approximately \$1M. In discussions with members of the Swampscott Board of Selectpersons, and numerous residents of precincts 1 and 3, there is a major concern that the Elm Place project will cut off access to the rail trail to our two precincts. There have been a couple of meetings with Swampscott officials and the developer to access the rail trail with an overhead stair system, or to tunnel under the rail bed, at the expense of the developer. It is my belief that tunneling under the rail bed is the safest approach and best for the overall rail trail scope, and I ask that this be addressed and discussed by the Swampscott Planning Board within the site plan review. If this project is approved as is, the rail trail will forever be cut off from the citizens of precincts 1 & 3, who have also spent their tax funds for the rail trail. All Swampscott residents should have access to this publicly and privately funded recreation system.

Thank you for your time and consideration. Please forward my thoughts and comments to the Swampscott Planning Board. I am also available to you or any Swampscott town official to further discuss this matter at their convenience.

Sincerely,  
Gerard D. Perry  
60 Burpee Rd.  
Swampscott, Ma. 01907  
617-872-7605

**From:** [Justina Perro](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place Project questions/concerns  
**Date:** Monday, November 1, 2021 5:02:38 PM

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Hi,

My name is Justina and I'm a resident who lives on Burpee Road. While I am fully in favor of more affordable housing, I have a few questions/concerns about the Elm Place development.

1.) **Rail-Train Access:** Is it true that the Elm Place project will cut off the Swampscott Rail Trail to our side of town? I can't imagine this is factual because it would create major concerns in regards to equity and fairness in Swampscott. I have a young family and can't tell you how excited we are to have the rail trail completed on our side of town. Please address the validity of this rumor and what's being done to ensure our side of town still has access to the rail trail where originally planned.

2.) **Thoughtful Development and Traffic Planning:** How can we ensure an already overly congested area doesn't completely spiral out of control? As people who live on our side of town can attest to, we are often the overlooked and neglected side of town. When Machon was built, the residents of Burpee Road were promised street improvements. The project was completed this summer, yet nothing has been done to improve Burpee Road. Even worse, the sidewalks that were put up in front of the Machon project now create a bottleneck of traffic when people park out in front. If mindful planning was adhered to, the sidewalks should have never been put there until the street improvements to Burpee were finalized. I (and others) have raised this concern multiple times and nothing has been done. I'm worried about the day when a major accident happens as a result of this neglect. I bring up Machon because adding another large project to the area with little thought to the impact on traffic flow is just going to exacerbate an already dangerous situation. I'd love to understand what plans are in place to ensure we don't repeat history, and how we plan to hold the developers of Elm Place accountable for improvements to infrastructure if we were unable to do so with Machon.

Thanks for addressing my questions/concerns.

Cheers,  
Justina Perro  
55 Burpee Road

**From:** [maura mcmahon](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place  
**Date:** Monday, November 1, 2021 3:38:57 PM

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Dear Ms. Meaney: November 1, 2021

Please accept this email as my response to concerns and issues associated with the Elm Place Project. It is my understanding that the Swampscott Planning Board will begin deliberations soon regarding this project. I have carefully reviewed the WorldTech Engineering peer review and agree that numerous elements need to be addressed before any Planning Board approvals are considered. They are:

- At the site driveway onto Elm Place confirms that adequate sight distance can be provided, in consideration of the parking and snow storage issues described in this memo and adequate access can be provided for emergency vehicles and trash pickup.
- Provide a parking management plan that describes how shared parking with the tumbling academy will work and additional information on the location and number of handicapped spaces, ride sharing spaces, bicycle parking, electric charging stations and handicapped parking.
- Provide ADA-compliant wheelchair ramps at all pedestrian crossings internal to the project and for crossing the project site driveway.
- Provide a fire truck and trash truck access plan including vehicle tracking information.
- Provide a revised site access plan which shows proposed signs and pavement markings as well as the revised parking layout.
- Recommendations should be provided to improve the sight distance for drivers on Elm Place to enter Essex Street to meet ISD requirements or provide additional warning measures to warn drivers on Essex Street.
- Provide additional signage and pavement markings at the Essex Street/Hillcrest Circle and Essex Street at Essex Terrace intersections to prevent queues from the adjacent traffic signals from blocking traffic trying to gain access to/from Essex Street. I'm sure the Planning Board will address these recommendations from WorldTech.

The surrounding neighborhood streets are at risk for safety concerns for all Swampscott residents without adequately addressing these matters. Further, parking issues also need to be addressed in relation to the Doherty Circle complex as well as the railroad station neighborhood. These matters were not addressed within the peer review and hopefully will be discussed by the Planning Board. I wish to bring up another aspect to this project that is important to the residents of precincts 1 and 3 within the Town of Swampscott. Several years ago, Swampscott Town Meeting members( me included) appropriated over \$800,000 131 2/4 development of a rail trail. Further, donations to this project have brought in thousands of dollars, bringing the total revenue to this project of approximately \$1M. In discussions with members of the Swampscott Board of Selectpersons, and numerous residents of precincts 1 and 3, there is a major concern that the Elm Place project will cut off access to the rail trail to our two precincts. There have been a couple of meetings with Swampscott officials and the developer to access the rail trail with an overhead stair system, or to tunnel under the rail bed, at the expense of the developer. It is my belief that tunneling under

the rail bed is the safest approach and best for the overall rail trail scope, and I ask that this be addressed and discussed by the Swampscott Planning Board within the site plan review. If this project is approved as is, the rail trail will forever be cut off from the citizens of precincts 1 & 3, who have also spent their tax funds for the rail trail. All Swampscott residents should have access to this publicly and privately funded recreation system. Thank you for your time and consideration. Please forward my thoughts and comments to the Swampscott Planning Board.

Sincerely, [Maura and Mark McMahon](#) 7 Hillcrest Circle - Resident 60+ years

Daniel & Cynthia McClorey  
3 Upland Road  
Swampscott, MA 01907  
781-248-3761

November 1, 2021

RE: Elm Place Development

Marissa Meaney  
Land Use Coordinator  
Swampscott Planning Board

Dear Ms. Meaney,

The purpose of our letter is to express our concerns about the proposed 21 Elm Street Place Development prior to the November 8<sup>th</sup> Swampscott Planning Board meeting. We have been Swampscott residents for 32 years, living in the Hillcrest Circle/Upland Road neighborhood adjacent to Essex Street and directly across from Pitman Road and Elm Place.

First, we want to confirm that we recognize the need for affordable housing in Swampscott and welcome the town's commitment to offer diverse housing in all areas of our town. However, the size and scale of this proposal on a 1.6-acre lot in a densely populated neighborhood presents many issues. We have reviewed the WorldTech Engineering Peer Review, and agree that there continue to be concerns regarding traffic and parking that will directly affect the neighborhood and anyone using this already highly trafficked area of Essex St.

After reading the Peer Review our concerns include:

**Project Scale:** The proposed building is grossly out of scale, both in a neighborhood of 2 and some 3 story structures, and also in a town that has no 5-story structures. Particularly concerning is fire safety as outlined in the Peer Review.

**Traffic:** We have been commuters for our entire 32 years and are very familiar with Essex Street traffic and safety issues. Commuters traveling from Salem, Swampscott, and Lynn, drive fast and without concern for cars entering from adjoining streets or even traffic lights. The additional school traffic, including new drivers and commercial traffic, all traveling on Essex Street makes it hazardous to enter or cross the street. Entering Essex St. from Hillcrest Circle has always been a challenge. The additional cars entering and exiting from the Elm St. Project, as well as the cars from the new Machon School redevelopment, and the traffic pattern becomes even more problematic. We have experienced first-hand the dangers of heavy traffic and distracted drivers in the morning, when commuting by car or walking to commute by the train. Walking already presents a safety issue, as we have directly experienced by near misses, and once actually being struck as pedestrians. The size of the proposed development could add up to 350 people to the mix. The size of this project with the expanded car traffic will exacerbate the safety issue for residents in the area, certainly affecting safety and quality of life for potential Elm St. residents.

While it is difficult to predict how many residents would be commuting to employment in the Boston area, it seems unlikely it would be a large number. Either way, most residents of Elm Place will need at

Daniel & Cynthia McClorey  
3 Upland Road  
Swampscott, MA 01907  
781-248-3761

least one car for any transportation to shopping, entertainment, appointments, family and friend visits, beaches, etc. With the proposed 120 units, including both 2 and 3 bedroom units, the number of cars would potentially far surpass the 1 per unit parking spaces. Add spaces for staff and family and friends who visit, and the demand easily exceeds the allotment. There already is a scarcity of parking in the effected neighborhoods.

Another area of concern is the noise factor. It is hard to imagine what it would be like for adults and children living in the units adjacent to the tracks. The noise is just a nuisance to us at about 150 yards away. It would present a severe quality of life issue at several feet away, particularly for families with younger children.

**Other Concerns:** A much larger demand on the infrastructure also presents new challenges. At the open meeting with Winn Development on 1/21/21, an Elm St. resident stated there is often a sewer backup and drainage problem during heavier rainstorms. We also question what impact this structure will have on fire, police, and water resources given the size and density of the project.

Thank you for your attention to our concerns prior to making any decisions on this application.

Sincerely,  
Cynthia and Dan McClorey

**From:** [Alisa Lundstrom](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Public Comment Elm Place  
**Date:** Monday, November 1, 2021 2:39:47 PM

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Swampscott Planning Board Members,

We are writing to you today regarding the Chapter 40B development project named “Elm Place” proposed in Swampscott MA.

The size and scope of this project is too large;for the neighborhood, and puts an already traffic-burdened neighborhood in an unfair disadvantage compared to other areas of the town. Considering the impact of traffic we already have SHS, The New Machon Housing, Train Traffic and a major access route pass-through from Lynn to Salem.

There have been community meetings with Winn, but the voices of the neighborhood have clearly been ignored, or discounted. According to Winn Company, they have stated based on their studies, the project will not have any significant impact on the traffic or burden in the area.

The greater good of the community should be considered. There are many options for that property that could benefit the town. Mr. Paradise could construct a beautiful Town Barn/Community Center and Park, where people in the town could gather for seasonal events and rent it for private events. He could give back to the town in a way in which the community could enjoy for years to come. He could also build beautiful town houses on that property and make a portion of them affordable. Instead, there will be 120 vehicles entering and exiting an already congested corridor.

We are against the size of this project and against the negative impact it will have on that neighborhood. We are not against affordable housing, we are against the way that this project will negatively impact this neighborhood. It is completely unfair. It is disproportionate in comparison to other areas of town, (With exception to Vinnin Square, of course) If the town needs more affordable housing it should insist that as projects are being built that it includes portions of the projects in that sector. As far as we understand, this is not the way projects have been produced.

Alisa & Don Lundstrom  
Former 8 Hillcrest Circle Resident Abutters  
(with an interest in the outcome of this project)

**From:** [Carol Legere](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place  
**Date:** Monday, November 1, 2021 7:19:22 PM

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Dear Ms. Meaney,

I am writing to you in regards to concerns I have with the Elm Place project.

Traffic and parking plans need to be further addressed as the plans I have seen, and heard about, seem woefully inadequate. It was stated at one of the virtual meetings that some residents may not need a car as the project is so close to the train station and bus route, but we all know a train or bus cannot get you everywhere you need to go.

I am also aware there may be insufficient access for fire trucks? What picture does that paint?

Living with the sound of the trains reverberating off of a five story building day and night seems like a lot to ask of the surrounding neighborhoods.

The town DPW is often down on Elm Place flushing out the sewer lines, so we can well imagine what will happen when the contents of 120 toilets are added into those sewer lines multiple times per day.

I would love to see the Elm Place project scaled back considerably as I believe that would alleviate a lot of the problems a project of this magnitude creates.

Thank you for your time.

Respectfully,

Carol Legere

36 Burpee Rd.

Swampscott, Ma

Sent from my iPad



**From:** [anne driscoll](#)  
**To:** [Marissa Meaney](#)  
**Cc:** [Angela Warren Ippolito](#); [Marzie Galazka](#); [Peter Spellios - Personal](#); [Polly Titcomb](#); [Sean Fitzgerald](#)  
**Subject:** Comments for the Planning Board  
**Date:** Monday, November 1, 2021 2:58:48 PM

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Dear Ms. Meaney

I am writing to you as a 40-year-resident of the town of Swampscott, longtime Town Meeting Member, co-author of the current Town Charter, former president of the town's educational foundation, former PTO and PTA president at the Swampscott Middle School and Machon School, as well as having functioned in other volunteer and civic roles within the town, including as chair of the Swampscott Equity Association. Please accept this email as my response to concerns and issues associated with the Elm Place Project for consideration at the upcoming Planning Board meeting to review the Winn/Bruce Paradise application for a 40B affordable housing complex.

I have reviewed the latest Winn application for 21 Elm Place and I have the following concerns about this proposal.

- Has there been any acoustical engineering study done to assess the sound impact that a train would have when it travels immediately next to a five story building? There needs to be an assessment of sound reflection and its impact on the abutting residents as well as the residents in the Winn proposed building. Additionally, have there been any acoustical engineering studies done on how a proposed rooftop deck available to as many as 300 residents of the proposed residential complex would impact abutting residents?
- Has there been any environmental impact studies done of any of the special permit waivers Winn is seeking, including those waivers within the flood plain and watershed areas?
- Has there been an impact study done on the public sewer system, including the attendant issues associated with Stacy Brook and its runoff?
- Has there been any proposed mitigations to address all of the DHCD's areas of concern outlined in a March 23, 2021 letter, which includes
  - A. integration of environmental resources in the project design
  - B. Fire department access to the project
  - C. Proposed resident access to onsite and street parking
  - D. Potential traffic impacts on area roadways, including the safety of proposed site access and egress
  - E. Potential impacts on pedestrian access and safety around the site
- What mitigations have been included for rodent and pest control during construction?

I have also carefully reviewed the WorldTech Engineering peer review and believe that there are critically important issues that need to be redressed before the Planning Board approves this Winn proposal, including:

- At the site driveway onto Elm Place confirm that adequate sight distance can be provided, in consideration of the parking and snow storage issues described in this memo and adequate access can be provided for emergency vehicles and trash pickup.
- Provide a parking management plan that describes how shared parking with the tumbling academy will work and additional information on the location and number of handicapped spaces, ride sharing spaces, bicycle parking, electric charging stations and handicapped parking.
- Provide ADA-compliant wheelchair ramps at all pedestrian crossings internal to the project and for crossing the project site driveway.
- Provide a fire truck and trash truck access plan including vehicle tracking information.
- Provide a revised site access plan which shows proposed signs and pavement markings as well as the revised parking layout.
- Recommendations should be provided to improve the sight distance for drivers on Elm Place to enter Essex Street to meet ISD requirements or provide additional warning measures to warn drivers on Essex Street.
- Provide additional signage and pavement markings at the Essex Street/Hillcrest Circle and Essex Street at Essex Terrace intersections to prevent queues from the adjacent traffic signals from blocking traffic trying to gain access to/from Essex Street.

During a September 26, 2021 phone conversation with Winn Executive VP Adam Stein, I was told by him that the reason for the delay in the parking demand study was due to ongoing meetings between Winn developers and Burke's Tumbling Academy to resolve how many parking spaces would be allocated to Burke's and where those would be vs. the number and placement of parking spaces allocated to 21 Elm Place residents. Mr. Stein indicated 120 spaces would be allocated to the proposed development along with 7 or 8 visitor and employee parking spaces. After reading the WorldTech Engineering peer review, it is unclear where and how the extremely limited parking will be allocated. The Rail Trail could further reduce parking and traffic issues because it will open up the project to the entire community and will promote non-vehicular travel. Furthermore, there seems to be other concerns about parking, public safety and traffic for the immediate neighborhood, abutting residents on Essex Terrace, Hillcrest Circle, Upland Road, Burpee Road and the sidestreets around the train station as all these areas will all likely be facing overflow parking demand, additional traffic congestion and public safety hazards. Additionally, there are public safety concerns for all those pedestrians and drivers who are going to and from the high school, Machon School elder residence and local businesses. None of these issues have been adequately addressed in the peer review.

And finally, I know that from the earliest discussions about this proposal, Bruce Paradise and Winn have been advised that any application needs to include adequate accommodation for the Rail Trail. While Winn has discussed this issue, I do not find any evidence that the Rail Trail, which has been supported with approximately \$1M by town meeting appropriations, as well as private donations and fundraising, has been incorporated, preferably by a tunnel underneath the rail line to improve accessibility and safety. Equitable access across town for ALL precincts should be required of this proposal.

Thank you for your consideration and I would appreciate if you would pass on my comments to the Swampscott Planning Board.

Best wishes,

Anne Driscoll

2 Upland Road  
Swampscott, MA 01907

781.962.5587

**From:** [Justina Perro](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place Project questions/concerns  
**Date:** Monday, November 1, 2021 5:02:38 PM

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Hi,

My name is Justina and I'm a resident who lives on Burpee Road. While I am fully in favor of more affordable housing, I have a few questions/concerns about the Elm Place development.

1.) **Rail-Train Access:** Is it true that the Elm Place project will cut off the Swampscott Rail Trail to our side of town? I can't imagine this is factual because it would create major concerns in regards to equity and fairness in Swampscott. I have a young family and can't tell you how excited we are to have the rail trail completed on our side of town. Please address the validity of this rumor and what's being done to ensure our side of town still has access to the rail trail where originally planned.

2.) **Thoughtful Development and Traffic Planning:** How can we ensure an already overly congested area doesn't completely spiral out of control? As people who live on our side of town can attest to, we are often the overlooked and neglected side of town. When Machon was built, the residents of Burpee Road were promised street improvements. The project was completed this summer, yet nothing has been done to improve Burpee Road. Even worse, the sidewalks that were put up in front of the Machon project now create a bottleneck of traffic when people park out in front. If mindful planning was adhered to, the sidewalks should have never been put there until the street improvements to Burpee were finalized. I (and others) have raised this concern multiple times and nothing has been done. I'm worried about the day when a major accident happens as a result of this neglect. I bring up Machon because adding another large project to the area with little thought to the impact on traffic flow is just going to exacerbate an already dangerous situation. I'd love to understand what plans are in place to ensure we don't repeat history, and how we plan to hold the developers of Elm Place accountable for improvements to infrastructure if we were unable to do so with Machon.

Thanks for addressing my questions/concerns.

Cheers,  
Justina Perro  
55 Burpee Road

**From:** [Darby DeChristopher](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place Comments  
**Date:** Monday, November 1, 2021 5:02:34 PM

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Dear Ms. Meaney,

Hello, my husband and I have lived in Swampscott for 12 years and we love this quaint little town, and love the idea of it expanding but have some concerns about the Elm Place Proposal. I live on Hillcrest Circle which is a small non-egress neighborhood that will empty onto Elm Place. I'm very concerned about traffic and being able to get in and out of my own road, with the high school and new apartment complex the traffic is already pretty bad. The lights by the high school turn red even when there is no one coming out of the school lot causing unnecessary traffic, I can only see this being compounded when hundreds of people now live across the street. What if overflow or guests start parking on our already congested street? Will Elm Place 'hear' us? Will we need parking passes to park in front of our own homes? If the traffic study that was conducted resulted in anything besides a result of 'no impact', I would think that traffic was being taken seriously by the team. The fact that there will be no impact in an area that is already impacted makes this seem like a job that is being pushed through with no afterthought for the impact to the community. There has been an air of 'sketchy' that I can't shake, from postcards for meetings AFTER the meeting, to hearing about comments being due the day before they are due and most especially a bogus impact study that says there will be zero change after hundreds of people move into this tiny little town.

More than anything I would like there to be a promise to return one year after the building project is complete and occupied, and see if the impact study was correct. If there was an assurance that those involved in the building project will return to make sure their promises were kept and would make good if they weren't, I would be satisfied. Currently this feels like a slippery deal for some rich to get richer and make empty promises that they are not culpable to keep. I want this to be my forever home and don't want to have to leave as a result of an ill thought out project. They need to assure this community that they will come back, talk to us and 'study' and CORRECT any issues resultant to this development.

Thanks,  
Darby DeChristopher

**From:** [Cynthia Cavallaro](#)  
**To:** [Marissa Meaney](#)  
**Subject:** 21 Elm Place Traffic / Safety  
**Date:** Monday, November 1, 2021 1:08:05 AM

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To whom it may concern,  
I, as well as many others, are extremely concerned with the existing traffic & safety issues let alone the proposed increase by the upcoming meeting & documents by Winn.

Winn has shown no good faith in updating and meeting with our group S.E.A. (Swampscott Equality Assoc) that is vehemently opposed to the proposed oversized development with minimal 40B (just enough for the loopholes it affords Mr Bruce Paradise & Winn (Winn has NEVER worked in a small suburb) like here in 01907.

Existing High School Traffic & Senior Center, along with Machon senior affordable housing as well a Burkes Tumbling as well existing home owners. All are affected & none have been mentioned or included.

The entire Select Board agreed wholeheartedly with our letters sent and publicly wrote endorsing as well agreeing with our concerns.

I urge you all to insist on up to date studies as well as First Responders abilities to gain access to assist and rescue not just those living in Elm Place but those abutting. And insist no further allowance will be done until all and other issues are addressed and not buried in old studies most done during COVID and prior to all the new buildings since the last study they did.

Outdated and outrageously incorrect.

Respectfully

Cynthia (Cindy) Cavallaro  
Concern Homeowner P3

**From:** [Tim Hobson](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place  
**Date:** Sunday, October 31, 2021 8:57:23 PM

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Hi Marisa,

I have serious concerns about the effects of traffic and parking in the area surrounding the proposed Elm Place development. As a resident of Essex Terrace, we already have significant challenges getting into and out of our street which will only be compounded by this development at the scale at which it is proposed. Secondly, our street is already often used by non-residents to park their cars and walk to the train. What is going to be done to prevent visitors of Elm Place from parking on our street and then walking over to the development?

The scale at which this is being proposed continues to be ludicrous and is a cash grab at the expense of the town.

Tim Hobson

**From:** [Tara G](#)  
**To:** [Marissa Meaney](#)  
**Subject:** Elm Place Comments  
**Date:** Sunday, October 31, 2021 4:24:57 PM  
**Attachments:** [Screen Shot 2021-10-31 at 3.49.37 PM.png](#)

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Dear Marissa,

I saw the notice below posted on Facebook and I'm wondering if it's legitimate as I couldn't find the notice anywhere on the town website or any announcement anywhere that comments are due on the 1st. Could you let me know? I went to the town's website page on Elm Place and tried to review the application but clicking did not work for me or my 23-year-old son or a friend of his. It would have been great to have had more notice about commenting and it would have been helpful to have been able to look at the application materials.

As I was able to look at the traffic study peer review, I'll offer the following brief comments.

1. Has there been any followup to the Traffic Peer Review? Where are the documents addressing the peer review comments and who is evaluating their adequacy?
2. The Traffic Peer Review notes: " The study area used in the Elm Place Residential Development TIA should be expanded to discuss the impacts at the intersection of Essex Street at Hillcrest Circle and Essex Street at Essex Terrace." Has this been done or is this planned? Will there be opportunity for public review/comment.
3. The Traffic Peer Review notes: " Recommendations should be provided to improve the sight distance for drivers on Elm Place to enter Essex Street to meet ISD requirements or provide additional warning measures to warn drivers on Essex Street. At the Site Drive intersection with Elm Place, review the parking layout along Elm Place to make sure that ISD sight triangles can be maintained, and snow storage and landscaping will not impede sight distances for exiting vehicles." Is this being addressed? Can the public review all of the new documents on traffic?
4. Has a revised Fire Department Access Plan been completed and did it find that fire department vehicles can adequately maneuver the site?
5. The project recommends:
  - ○ "Provide additional signage and pavement markings at the Essex Street/Hillcrest Circle and Essex Street at Essex Terrace intersections to prevent queues from the adjacent traffic signals from blocking traffic trying to gain access to/from Essex Street."Is there a plan for this and has there/will there be public input on it?