



TOWN OF SWAMPSCOTT

OFFICE OF THE

PLANNING BOARD

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS

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COORDINATOR
MOLLY O'CONNELL, SENIOR PLANNER

Marc Kornitsky, Chair
Zoning Board of Appeals
22 Monument Ave
Swampscott MA 01907

November 22, 2021

Dear Marc,

The Planning Board held public meetings on Monday, November 8th and Monday, November 15th, 2021, for the purposes of discussing the site plan for the 40B proposal by Winn Development for 21 Elm Place.

The petitioner is applying for a comprehensive permit via Chapter 40B. The Zoning Board of Appeals is the sole permit granting authority in this matter. The Planning Board has no regulatory role in the 40B process and will submit its comments to the ZBA for their consideration/use during their review.

The Planning Board took the following 3-step approach in this discussion with the goal of submitting a structured response for the ZBA:

1. Identify problems/issues
2. Describe the impact the problem/ issue will have
3. Discuss possible solutions

The Planning Board discussed the following categories: Parking, Traffic, Safety, Neighborhood Character, and impacts on the Natural Environment and adequacy of Public Services.

PARKING

The general consensus of the Planning Board is that there are insufficient parking spaces on site in an area that is already stretched for parking. Below are some of the issues, impacts and solutions:

Parking - Issues	Impact	Solutions
130 spaces -15 on Pitman= inadequate parking for 120 units	Insufficient parking on site	Increase parking: Site redesign

On site and off-site parking lots are broken up	Tenants drive back and forth to find parking	All parking on-site: Site redesign
Will overflow park in Burke spots overnight	Winn will have to police these spots	“
Where will staff park	At least 4 staff, at least 2 will need parking and there are no extra spots	“
Where will guests park	No extra spots	
How do we protect SHA parking spots		
No on street parking available		
Parking already at maximum strain in this area due to limited street parking and demands of train station parking	Inadequate parking/on-site congestion/dangerous	Provide alternatives such as zip car rentals, bike rentals, shuttle, create Rail Trail connection

TRAFFIC

The Planning Board is not satisfied that traffic impacts are being appropriately addressed. Additionally, the peer review traffic study by World Tech identifies a number of items that need to be worked out.

Traffic - Issues	Impact	Solutions
Traffic reports estimate 578 trips per day	All trips have to turn right in front of Burke’s entrance, where parents and children are crossing all day. Very unsafe	Explore alternative entrance Redesign site
Volume of 578 trips/day refers only to traffic generated by tenants at new apartments. Does not include delivery trucks/vehicles for tenants such as UPS Fedex Amazon etc.	No sidewalks or signage in front of other residences on Elm Place creates dangerous situation	
Circulation on site appears inadequate for moving vehicles, large delivery vehicles, trash management		
Fire truck access does not appear to be sufficient		
Emergency vehicles such as ambulance and police have limited access		
No traffic lights at either Elm Place/Essex St intersection	None recommended—these intersections are in between	

	Burrill/Essex and Burpee/Essex signals	
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SAFETY

The Planning Board identified the following issues in regards to safety:

Safety - Issues	Impact	Solutions
Lack of or minimal pedestrian access on site.	Dangerous for pedestrians and drivers	Improve walkways on site
Lack of crosswalk in front of Elm Place	Dangerous for pedestrians and drivers	Add crosswalk and signage
No sidewalks on Elm Place	Dangerous for pedestrians and drivers	Add sidewalks, signage
Poor sight lines on Elm Place	Dangerous for pedestrians and drivers	Add signage, lighting, crosswalks, mirrors
Fire truck access does not appear to be sufficient, appears that ladders cannot reach furthest point of building	Impedes access and timeliness of response	
Emergency vehicles such as ambulance and police have limited access	Impedes access and timeliness of response	
Every vehicle trip passes in front of Burke's Tumbling between Burke's parking lot and Burke's entrance	Very dangerous situation for Burke's clients and employees	

The Planning Board recommends that Winn Development continue to work with the SHA on improving the emergency access. The Board notes that no traffic calming methods have been proposed and identified the traffic crossings in front of Burke's Tumbling Academy as an unsafe situation. Additionally, the parking lot as proposed does not have adequate circulation.

NEIGHBORHOOD CHARACTER

The Board specifically discussed the issue of the size of the building facing the single-family homes on Pitman Road:

Issue	Impact	Solution
Size of structure on pitman side	Dramatic line of sight change from residences on Pitman to new Building	Further step back building along Pitman Rd

	Shadows, blockade like structure	Conduct shadow study
	limited air flow - no public walk-through access to train	Open up passageway for pedestrians through “knuckle” of building at dead-end of Pitman
	Height of building along train tracks and echo effect across tracks to Middlesex homes	Conduct sound attenuation study

NATURAL ENVIRONMENT & PUBLIC SERVICES

The Board

Issue	Impact	Solution
No landscaped outdoor space	Landscaping only used as buffering for utilities, no livable outdoor space	Site redesign
Must find connection to Rail Trail	Would be only connection to outdoor walking/biking space	Site redesign
Historical draining issues	No way to handle runoff	Hancock Associates has studied sewer water and stormwater issues, have conducted hydrant flow testing. Catch basins will fully mitigate and runoff on property
		Town has hired Kleinfelder to conduct peer review
Concerns about sewer, water pressure	Will water pressure be sufficient? Sewer capacity	See above

PUBLIC COMMENT

The Planning Board took ten minutes of public comment at each meeting. Below is a summary:

- Maura White @ 26 Elm: Blind corner, no sidewalks, kids around, waiting outside Burkes for pick up
- Jerry Perry: Rail trail an addition to recreation safety and security would reduce car usage. Rail trail connection should tunnel under MBTA line. Cost benefit analysis: tax revenue vs. town services. Safety: fire dept Pitman road; ladder truck, tallest ladder can't get to roof lines.

- Proximity to MBTA property line inhibits Fire fighting Fire dept should be able to get vehicles behind buildings including emergency vehicles. All electrical done on one side of building...poor access
- Recommend Shuttle bus to take people to vinnin square to reduce individual car trips.
- Designated Smoking areas, cigs & weed, seating outdoors, cleanliness,

The Planning Board is available to answer any questions or clarify these comments.

Sincerely,



Angela Ippolito
Planning Board Chair

Scenario:

demo storage,
 rebuilding a new Burkes' bldg.
 Burkes has segregated entry and its own parking.
 No traffic from 21 Elm going on Burkes's
 21 Elm gets more spaces, all on site.
 21 Elm parking has safer circulation.
 Fire access improved



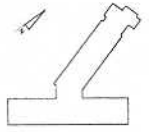
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HANCOCK ASSOCIATES
 365 ESTATE STREET, BARKERS MA 01923
 VOICE 508.777.3266 FAX 508.774.7888
 WWW.HANCOCKASSOCIATES.COM

Revision: _____

Engineer of Record: _____

Drawn: JTL
 Checked: DLG/JTL
 Scale: 1"=20'
 Key Plan:



Project Name:
ELM PLACE
 Comprehensive Permit
 Preliminary Site Plan

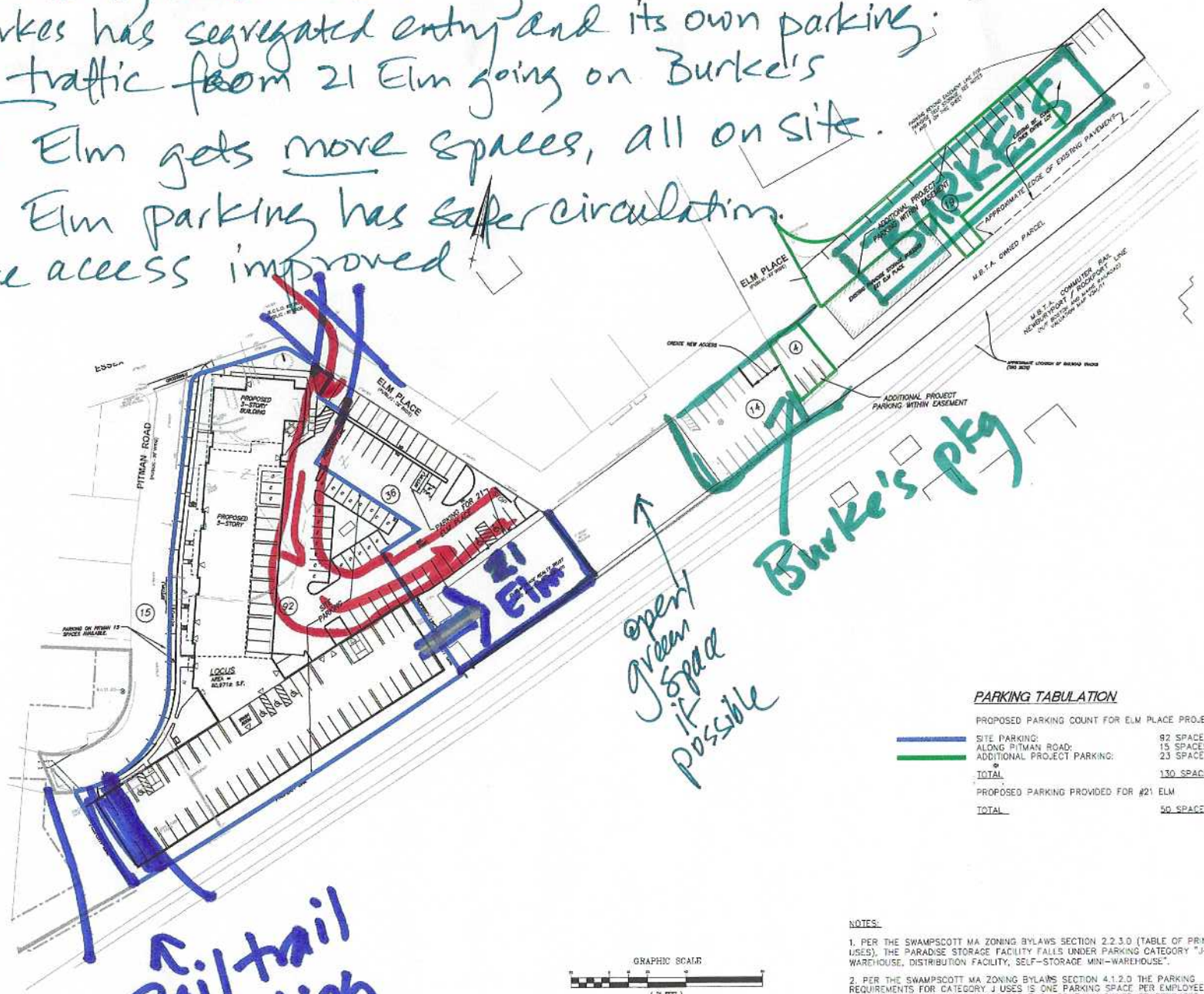
1 Elm Place, Swampscott, MA 01907

Sheet Name:
PARKING EASEMENT EXHIBIT PLAN

Project Number:
23892 (TAT #19171)

Issue Date:
9/13/21

Sheet Number:
C-9



Rail trail landing

open green space possible

PARKING TABULATION

PROPOSED PARKING COUNT FOR ELM PLACE PROJECT:	
SITE PARKING:	82 SPACES
ALONG PITMAN ROAD:	15 SPACES
ADDITIONAL PROJECT PARKING:	23 SPACES
TOTAL	130 SPACES
PROPOSED PARKING PROVIDED FOR #21 ELM	
TOTAL	50 SPACES

NOTES:

- PER THE SWAMPSCOTT MA ZONING BYLAWS SECTION 2.2.3.0 (TABLE OF PRINCIPAL USES), THE PARADISE STORAGE FACILITY FALLS UNDER PARKING CATEGORY "J-PARKING WAREHOUSE, DISTRIBUTION FACILITY, SELF-STORAGE MINI-WAREHOUSE".
- PER THE SWAMPSCOTT MA ZONING BYLAWS SECTION 4.1.2.0 THE PARKING REQUIREMENTS FOR CATEGORY J USES IS ONE PARKING SPACE PER EMPLOYEE ON THE LARGEST SHIFT, PLUS ONE SPACE FOR EACH COMPANY OWNED OR OPERATED VEHICLE, PLUS SPACE FOR CUSTOMERS' VEHICLES AND LOADING SPACE AS APPROPRIATE.



PLANNING DEPARTMENT

ELIHU THOMSON ADMINISTRATION BUILDING
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STAFF REVIEW COMMENT FORM

INSTRUCTIONS

Each Town of Swampscott board/commission/department shall:

- a) Review the site plan application for compliance with said board/commission/department requirements.
- b) Provide an advisory report (below) that may include an assessment of the project's:
 - Impact on the community and adjacent property(ies),
 - Recommended conditions or remedial measures necessary to mitigate the expected impacts of the proposed project on the community and adjacent property(ies),
 - Recommended measures to comply with an non-compliant (or improve any compliant) specifications outlined on the site plan (i.e. circulation, safety, wetlands protection, etc.)
 - Any questions or concerns that could be clarified during the site plan review process.
- c) Return Comment Form to the Community Development by _____

REVIEWING AGENCY

Fire Department

Board/Commission/Department

James Potts

Name of Reviewer

[Signature]
Signature

November 2, 2021

Date

Swampscott Housing Limited Partnership

Name of Petitioner

Elm Place, Swampscott, MA

Project Location

COMMENTS (if additional space is required, use back of form)

Please see attached Fire Prevention Memo

SITE PLAN: Endorsed as applied Endorsed contingent upon above comments Not Applicable



Swampscott Fire Department

Fire Prevention Bureau

76 Burrill Street
Swampscott, Massachusetts 01907

Emergency Dial 911

Fire Prevention Office (781) 598-2056
E-Mail: jpotts@town.swampscott.ma.us

Fax (781) 596-8815

Fire Prevention Memo

To: Swampscott Zoning Board of Appeals
From: Deputy Chief James Potts
Date: 11/3/2021
RE: Petition 21-01 129 Essex St, 25 & 35 Pitman Rd & part of 21 Elm Place and 27 Elm Place. Swampscott Housing Limited Partnership

Fire Protection plans must be submitted to the Fire Department for approval of proposed locations. Plans shall also indicate location of Bidirectional Amplifiers and places of refuge.

Fire Alarm system shall include monitored heat detection devices in each unit.

Sprinkler system to include standpipe to facilitate firefighting operations.

Fire Department connection must be easily accessed & not blocked by vegetation.

Contractors shall be required to obtain permits from the fire department.

Fire Department Interior access to roof in all stairways.

Fire Department requests the Fire Alarm system be connected to a Radio Master Box.

Knox Key Boxes locations(s) shall be submitted for approval.

The Petitioner had proposed two options concerning Fire Department Access / exit from Pitman Road.

- 1) To create an emergency gated access into the Doherty Circle, Swampscott Housing Authority Property. The Swampscott Fire Department supports this proposal because it creates access for the Swampscott Ladder Truck into Housing Authority property. (Current access requires ground ladders to be carried from Burrill St or Pitman Road to perform a rescue at Doherty Circle.
- 2) Creates a hammer head turn around for Swampscott Ladder Truck on Pitman Rd. This plan meets the codes required for Fire Department access but does not enhance Fire Department Access to Doherty Circle.



Swampscott Health Department

ELIHU THOMSON ADMINISTRATION BUILDING

22 MONUMENT AVENUE, SWAMPSCOTT, MASSACHUSETTS 01907

(781) 596-8864

JEFFREY W. VAUGHAN, BS, RS, CHO
DIRECTOR OF PUBLIC HEALTH

NEIA ILLINGWORTH, RN, MSN, MPH
PUBLIC HEALTH NURSE

October 26, 2021

STAFF REVIEW COMMENT REGARDING 21 ELM PLACE PROJECT – HEALTH DEPARTMENT

FILE # 21-01

The Swampscott Health Department endorses project contingent upon the below comments:

Rodent / Nuisance animal Control pre to post project

3 weeks prior to demolition/construction begins:

- Licensed Pest Control Operator (LPCO) shall inspect, evaluate area for nuisance wildlife and rodent activity (past and present).
- LPCO shall identify themselves to the Health Department and issue weekly assessment reports to that office.
- LPCO shall place numerous protected bait stations around property and shall conduct weekly inspection of property and bait areas and replenish as needed and add more stations if needed throughout the full completion of the project.

Onset of project:

- LPCO shall be sent to surrounding residential properties upon project manager being notified by the Health Dept or a nearby resident that rodent or other nuisance wildlife have been seen on their property. LPCO shall meet with property owner, gain access to property and inspect and properly bait/trap area until problem is resolved.
- Areas of concern would include sections of:
Essex St, Essex Ave, Essex Terr, Elm Pl, Doherty Cir, Cherry St, Hillcrest Cir, Upland St, Burpee Rd, Burrill St, Maple Ave, Columbia St, Stetson Ave, Norfolk Ave, Suffolk Ave, Franklin St, the Greenway, and Lower Jackson Park.

Trash & Recycling

As noted in project proposal, private trash and recycling will be provided to residents once project is complete. Waste company chosen shall apply to be a permitted waste hauler through the Health Dept. annually and adhere to all Board of Health trash regulations (annual hauler permit, dumpster user permit).

During demo and construction, temporary dumpster permits will be obtained through the Building Dept office clerk. These "open" dumpsters shall not include food waste from site workers.

Air Pollution

Active dust control measures shall be adhered to and be at the ready during any part of daily work that may cause dust in the air (ex. demo, demo removal, stone/tile cutting, dust/dirt accumulation on site and road in project area).

Memorandum

To: Marissa Meaney, Land Use Coordinator
Community & Economic Development

From: Dave Kurz, Interim Police Administrator

Subject: Winn Development - Elm Place project

November 2, 2021

I asked staff to review this proposal and the potential impact that its construction may have upon the Swampscott Police. While attempting to project an unknown, the Landing at Vinnin Square may offer a viable comparison. This complex was ready for occupancy at the end of 2015 into 2016. There are 184 apartments at this complex with an estimated residency of 352. If I understand accurately, the Elm Place development is slated to have 120 units meaning that at max unit occupancy there may have an estimated 240 residents.

Research for calls for service (CFS) at The Landing address, 330 Paradise Road revealed the following data which does not include area checks, building checks, mv stops or mv accidents:

- 2014—9 calls for service
- 2015—9 calls for service
- 2016---when the property was likely in the beginning stages of resident occupancy---50 calls for service
- 2017--98 calls for service
- 2018—49 calls for service
- 2019—71 calls for service
- 2020—82 calls for service
- 2021— (to date) 84 calls for service

Most of these CFS are routinely quality of life issues which range from a mv parking problem, medical aids, but do include more criminal issues such as noise complaints, disturbances, threats, and larcenies.

The Department does note that in addition to CFS at the new proposed complex, there will undoubtedly be more traffic with the ancillary motor vehicle accidents in the area as Essex Street, by comparison, is a narrower street than Paradise Road. By default, even with traffic controls in place, anticipating an increase in accident volume with entering and exiting traffic is a realistic outcome.

While the Swampscott Police Department is not opposed to such projects, the realization must be acknowledged that any complex of this size will have ancillary impacts upon the service demands placed upon the department.

Thank you for this opportunity to offer our opinion.



Swampscott Historical Commission

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE
SWAMPSCOTT, MASSACHUSETTS 01907

2021 NOV - 1 AM 10:06
JUSTINA OLIVER, CHAIRPERSON

October 30, 2021

Re: 35 Pitman Road

Dear Mr. Paradise,

This is to inform you that the Swampscott Historical Commission met on October 28, 2021, for a final determination, to determine if the building located at 35 Pitman Rd shall be preferably preserved. On September 23, 2021, the Commission made an Initial Determination, under Article IX Section 4 'The Preservation of Historically Significant Buildings Bylaw', that the building is historically significant, following the criteria set forth in the bylaw. Following, a public hearing was held on October 18, 2021. The Historical Commission made a final determination, with a unanimous vote, that the building located at 35 Pitman Rd shall be preferably preserved. As you have expressed interest in donating the house to the Town of Swampscott, the Commission has connected with the Community Development Department to secure funding to relocate the building. We are in the process of securing a proper site for the building, receiving cost estimates for the relocation, and locating nonprofit partnership to renovate and provide affordable housing units for the Town of Swampscott. As the building has been deemed preferably preserved, the bylaw states:

Following this determination, no demolition permit may then be issued for a period of nine (9) months from the date of the determination. No building permit for new construction or alterations on the premises shall be issued for a period of nine (9) months from the date of the determination. During this period, the applicant is encouraged to locate a purchaser for the building or structure who is willing to preserve, restore or relocate the building or structure. No permit for demolition of a building determined to be a preferably preserved building shall be granted until all approvals necessary for the issuance of a building permit are obtained; including without limitation, any necessary zoning variances or special permits, and all appeals from the granting of such approvals must be concluded.

However, if the Commission is able to relocate the building prior to the 9 months and finds that the intent and purpose of the bylaw is served even with the issuance of the demolition permit or the building permit, the Commission can waive the nine (9) months delay with notification to the Building Inspector.

Should the building not be able to be relocated, and prior to the commencement of the demolition process, the property owner shall allow the Commission to make a proper photographic record of the interior and exterior of the building and allow for salvage of any unique architectural detail that would otherwise be lost during the demolition process.



Swampscott Historical Commission

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE
SWAMPSCOTT, MASSACHUSETTS 01907

2021 NOV - 1 AM 10: 06
JUSTINA OLIVER, CHAIRPERSON

The Swampscott Historical Commission looks forward to working towards the relocation of the Pitman House.

Regards,

Justina Oliver, Chair

Swampscott Historical Commission

Cc: Richard Baldacci, Building Commissioner
Sean Fitzgerald, Town Administrator
Marzie Galazka, Director of Community Development
Susan Duplin, Town Clerk