



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

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

MEMBERS
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RON LANDEN
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EMILY STUART

APRIL 23, 2018 MEETING MINUTES

Time: 7:00-7:43PM
Location: Swampscott High School, 200 Essex Street, Room B129
Members Present: M. Kornitsky, D. Doherty, E. Stuart, A. Paprocki, A. Rose
Members Absent: B. Croft, R. Landen, H. Roman
Others Present: Peter Kane (Dir. of Community Development), Eric Lomas (attorney), Mark Delisle (petitioner), Ryan McShera (architect), Steve Vollmer (resident), David Riley (petitioner), Kelley Glass (petitioner), Jane Baletsa (resident), Tim Rhoads (resident), Patty Bradford (resident)

Meeting to order at 7:02pm by Chair Kornitsky.

MEETING MINUTES

The Board reviewed the drafted minutes from the March 27, 2018, hearing.

MOTION: by E. Stuart to approve the minutes, seconded by D. Doherty, unanimously approved.

ZONING RELIEF PETITIONS

PETITION 17-22

25 GLEN ROAD

Attorney Eric Lomas and Architect Ryan McShera presented the updated plans for the proposed project at 25 Glen Road. The applicant is now seeking relief to convert the existing single-family home into a four-unit structure. The original plan called for a two-structure plan (total of four units) on the property. Mr. Lomas explained that they took the feedback of the Board and neighbors and reduced the second structure's overall gross square footage. They have since further revised the plans so that the new structure is just over 6,000 gross square feet.

Mr. Lomas stated that they reviewed the revised plans with the Planning Board earlier this month. They compared their project with the recent project at 51 Glen Road which has an overall density larger than the latest plans for 25 Glen Road. Mr. Lomas also noted that the revised plans allow for even more open space on the lot.

Mr. McShera gave an overview of the site plan. They would be adding to the back of the existing structure as well as a second floor on top. The back portion will create two townhouse-style units. They'll maintain parking on Glen Road as well as four additional spaces to be created off of Cardillo Terrace for a total of eight spaces. HVAC has been marked on the plans with locations on the Humphrey St and Cardillo Terrace sides. There will be some lighting near the back parking area (to light the path) as well as entry lights at the building entrances. Rainwater will be captured onsite. Utilities will come in from the Glen Road side of the lot. There are no trees greater than 6" caliper within the work zone. There are some smaller maples will be removed; trees along the property line will remain.

M. Kornitsky requested clarification on the unit layout. The front of the building will have two units on top of one another and the back portion will be two units side-by-side. Mr. McShera also confirmed that the building meets all setbacks except the pre-existing front setback non-conformance which is not made any worse per the plans.

Steve Vollmer (12 Glen Road) asked about rainwater retention and how it will work with the ledge on the site. He noted that the Planning Board had a concern about rainwater and is concerned about water runoff. Some neighbors flooded in the last event. Mr. McShera said the parking area in back will be hardscape pavers and will be sloped into a drain. All downspouts on the building will be on the north side of the property and captured on the property in the green space or dry wells.

Board members discussed a possible condition that all hardscape areas be pervious instead.

Mr. Vollmer also pointed out the retaining wall of the adjoining Humphrey Plaza and asked if the stormwater will compromise the wall. Mr. McShera responded that they didn't find anything that would cause any issue with the wall.

Jane Baletsa (18 Glen Road) said they're concerned about their street which is tight and lacks sidewalks. She said she's had two occasions where she has called emergency services, and they had an issue getting to the property. She's also concerned about parking on the Cardillo Terrace side due to the pitch of the road. The road is also in bad shape with a lot of potholes.

M. Kornitsky asked if the parking spots will be assigned and deeded. Mr. Lomas stated that the condo documents haven't been drafted yet, but they would be willing to do so. A. Rose said that it'll be necessary for deeded spots (exclusive use) so residents aren't jockeying for spaces.

Patty Bradford (36 Glen Road) said she's concerned that there are no sidewalks on the street. She clarified that the emergency vehicles that have issues getting up the street are the fire trucks.

Tim Rhoads (44 Glen Road) said that they all are supportive of the desire to invest in the neighborhood and make it nicer. He's concerned about the density of families on one site. He feels that a maximum of three is a stretch (they'd prefer two), but four is too many.

M. Kornitsky motioned to close the public hearing, seconded by A. Rose, unanimous.

M. Kornitsky asked if there was any further discussion of the Board members. E. Stuart said she feels the driveways need to be permeable.

MOTION: by D. Doherty to approve the application for a use special permit, site plan special permit, and dimensional special permit to convert a single-family dwelling to a four-unit structure per the submitted plans with the condition that all parking areas be pervious and all downspouts captured into dry wells with an option for a stormwater mitigation system engineered (and reviewed/approved by Town Engineer) to allow impervious parking to be captured within a suitable system, and for exclusive use restriction that the Glen Road parking spaces be for the front two units and the Cardillo Terrace parking spaces for the back two units, and that the building be sprinkler per building code, seconded by A. Paprocki, unanimously approved.

PETITION 18-04

15 PROSPECT AVENUE

David Riley (representing applicant Kelley Glass) provided updated, professional drawings for the proposed project to add onto the single-family home above the garage. He also provided a site plan to show two options for providing on-site parking – 1) by adding two parking spaces within the front yard and 2) by adding two parking spaces accessed from the back of the property. Mr. Riley said they prefer the option with the parking at the front. The parking will be in the front yard since they can't fit a car in front of the existing garage.

P. Kane noted that the Board may want to condition the approval to ensure the previous driveway's curb cut is closed.

MOTION: by A. Paprocki to approve the dimensional special permit for the addition with the condition that if the DPW grants the curb cut for the new parking that the existing curb cut be closed, seconded by D. Doherty, unanimously approved.

MOTION: by M. Kornitsky to close the meeting, seconded by A. Rose, unanimously approved.

Meeting adjourned at 7:43p.

S. Peter Kane
Director of Community Development