

SPECIAL TOWN MEETING



Monday, October 15, 2012

7:30 P.M.

**Swampscott High School
Swampscott, Massachusetts**

MEETING MINUTES

The Town of Swampscott
Town Warrant
October 15, 2012

SS.

To either of the Constables of the Town of Swampscott

GREETINGS:

In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said town that a Special Town Meeting will be held on Monday, October 15, 2012 beginning at 7:30 P.M. at Swampscott High School located at 200 Essex Street, Swampscott.

Return of Service

Pursuant to the within warrant to me directed, I have notified the inhabitants of the Town of Swampscott qualified to vote in elections and in town affairs by posting an attested copy thereof at the Town Administration Building, at the Post Office, and at least two public and conspicuous places in each precinct in the Town, and at or in the immediate vicinity of the Swampscott Railroad Station. Said posting was done September 27, 2012, and not less than fourteen (14) days before the date appointed for said meeting.

Attest: Paul Minsky
Constable of Swampscott

Mailing of Warrants

The warrants for the Special Town Meeting were mailed to the Town Meeting Representatives on September 27, 2012. Copies of the warrant were available, free of charge, for any interested person at the Town Administration Building.

NOTICE OF SPECIAL TOWN MEETING
MONDAY, OCTOBER 15, 7:30 P.M.

To the Town Meeting Members:

Notice is hereby given in accordance with Article II, Section 2, of the Bylaws of the Town of Swampscott that a Special Town Meeting will be held on Monday, October 15, 2012, beginning at 7:30 p.m. at Swampscott High School, 200 Essex Street.

Moderator Joseph Markarian, Esquire, will preside.

Meeting Certifications:

I hereby certify that in accordance with the adjournment of the Special Town Meeting of October 15, 2012 was held in the Swampscott High School auditorium located at 200 Essex Street and was called to order at 7:40 p.m. with the necessary quorum present (243). On Monday, October 15, 2012 at 9:40 p.m. it was voted to adjourn the Special Town Meeting.

Attest: Susan J. Duplin
Clerk of Swampscott

ARTICLE 1. To hear and act on the reports of Town Officials, Boards and Committees.

Sponsored by the Board of Selectmen

A report from Wayne Spritz of the Renewable Energy Committee
A report from Roger Talkov of the Rail to Trail Implementation Committee
A report from Angela Ippolito of the Open Space & Recreation Plan Committee
A report from Mary DeChillo of the Historic District Study Committee

ARTICLE 2. **VOTED** that the Town appropriate the amount of Five Hundred Thousand (**\$500,000**) Dollars for the purpose of paying costs of a Feasibility Study and Schematic Design for the Hadley School, 24 Redington Street, Swampscott, Massachusetts, including the payment of all costs incidental or related thereto, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee. To meet this appropriation the Treasurer, with the approval of the Board of Selectmen, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Feasibility Study Agreement that may be executed between the Town and the MSBA.

ARTICLE 2
UNANIMOUS VOTE/PASSED
10/15/12 STM

ARTICLE 3. To see if the Town will vote to amend the Zoning By-Law as follows:

SECTION 4.5.2.4. Add "single family dwellings" to the section so that it reads as follows: "In the Temple PDD, single family or multi-family dwellings and an accessory garage or storage area, located either beside or under the dwellings, for private automobiles are allowed as of right."

SECTION 4.5.3.0. The table of PDD dimensional Regulations for the Temple PDD is amended by inserting the following:

"Multi-family" as a header in the column listing the Dimensional Requirements in the Temple PDD

A new column with the header "Single-family" listing the following Dimensional Requirements in the Temple PDD

Minimum Lot Area (sf: square feet)	4,500 sf
Minimum Lot Frontage	50 feet
Front Yard Setback	15 feet
Rear Yard Setback	10 feet
Side Yard Setback	10 feet
Side Yard Setback	10 feet
Maximum Building Coverage	35%
Open Space Requirement	N/A
Maximum Height	35 feet
Minimum Size Parking Space	8 ft by 16 ft
Maximum Number of Dwelling Units	14
Maximum Number of Principal Structures per Lot	1

SECTION 4.5.4.0 is amended to replace the section with the following:
"4.5.4.0 Parcel Subdivision. No parcel of land in the Phillips Fire Station Planned Development District, the Burrill Senior Center Planned Development District, or the Greenwood Planned Development District may be subdivided.
or to take any action relative thereto.

Sponsored by the Board of Selectmen

Comment: In 2011, the town issued a Request for Proposals soliciting offers for the former Temple Israel property and the Board of Selectmen voted to accept the offer submitted by Atlantic Crossing, LLC. In order for the Atlantic Crossing, LLC to proceed with the permitting process, amendments to the Zoning By-Law as pertains to the Temple Israel Planned Development District are required. The Board of Selectmen supports these zoning amendments.

ARTICLE 3
UNANIMOUS VOTE/PASSED
10/15/12 STM

ARTICLE 4. To see if the Town will vote to raise and appropriate, transfer from available funds or borrow the additional sum of \$150,000.00 for Department of Public Works Project No. 13-03, Essex Avenue Drain Repair, said sum to be added to the amount appropriated under Article 12 of the May 7, 2012 Annual Town Meeting warrant for a total project appropriation of \$350,000.00; or to take any other action relative thereto.

Comment: This article authorizes an additional \$150,000 to the approved Essex Avenue Drain Repair project to fund improvements to the Stacy's Brook Chlorination Station which was required by the Massachusetts Department of Environmental Protection (DEP) in an order to the town dated June 7, 2012 after the completion of the Annual Town Meeting. This project will upgrade an existing chemical feed station so that it complies with state regulations and also includes replacement of a chemical feed storage tank, modification to the piping and pumping arrangement, replacement of parts to a circular chart recorder and addition of a portable safety eyewash and shower DEP requires this project to be completed by May 1, 2013.

VOTED AS AMENDED that the Town borrow the additional sum of \$125,000.00 for Department of Public Works Project No. 13-03, Essex Avenue Drain Repair, said sum to be added to the amount appropriated under Article 12 of the May 7, 2012 Annual Town Meeting warrant for a total project appropriation of \$325,000.00.

ARTICLE 4
UNANIMOUS VOTE AS AMENDED/PASSED
10/15/12 STM

ARTICLE 5. **VOTED** that the Town amend the FY2013 budget voted under Article 25 of the May 7, 2012 Annual Town Meeting warrant to increase Line No. 11, Workers' Compensation, from **\$350,000.00 to \$520,000.00** for increased benefits/insurance, and as funding therefor, to raise and appropriate or transfer from available funds the sum of \$170,000.00; or to take any other action relative thereto.

Comment: This article increases the appropriation to FY13 Workers' Compensation account. This is the amount we are required to budget for the account based on our employment history. We did not receive the actual renewal premium amount until after the conclusion of the Annual Town Meeting in May.

ARTICLE 5
MAJORITY VOTE/PASSED
10/15/12 STM

ATTEST:
SUSAN J. DUPLIN
TOWN CLERK