



TOWN OF SWAMPSCOTT

MASTER PLAN COMMITTEE

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

JANUARY 19, 2016 MEETING MINUTES

Time: 7:00– 9:00 pm

Location: Swampscott Senior Center, 200 Essex St. (rear)

Members Present: Chris Bibby, Neal Duffy, Jim Olivetti, Gail Brock, Robert Powell, Erin DeRoche, Sarah Walker, Angela Ippolito, Jackson Schultz, Gino Cresta

Members Absent: Ralph Souppa, Toni Bandrowicz, Mary Webster, Amy O'Connor, Trish Malphrus, Brett Laker, Sylvia Belkin, Andrew Steingiser

Others: Pete Kane (Town Planner), Manisha Bewtra (MAPC), and Patrick Roche (MAPC)

The ninth meeting of the Master Plan Committee opened at 7:09 pm.

WELCOME/PROJECT STATUS

Approval of Nov 16 meeting minutes:

Members of the Swampscott 2025 Master Plan (S25) committee were unable to approve the Nov 16 meeting minutes; Minutes have not yet been submitted.

RECAP: DECEMBER PUBLIC FORUM #4

General Findings

MAPC provided a summary of the general findings from public forum #4. About 80 people attended the final public forum in Swampscott. The evening included a presentation by MAPC and an open house where participants were asked to weigh in on plan priorities. (Refer to the Meeting Notes & Summaries section of this website <http://swampscott2025.mapc.org/documents-library/>) to view the results.)

Each participant selected his/her top two goals for each topic, plus had the opportunity to provide topic-specific comments.

With respect to housing priorities, the top two goals were:

1. Preserve existing character and scale of Swampscott's residential neighborhoods.
2. Create opportunities to develop a more diverse housing stock – affordable and market rate – to meet the needs of changing demographics in town.

With respect to economic development priorities, the top two goals were:

1. Maximize benefits of Swampscott's geographic location as a coastal community and public transportation access to Boston to attract new economic investment.
2. Building organizational capacity to advocate for continued revitalization and stronger growth in Swampscott's commercial areas.

With respect to historic and cultural resources priorities, the top two goals were:

1. Promote Swampscott's historic resources to encourage greater preservation efforts and to attract visitors to town.

2. Increase local capacity to support and fund historical preservation efforts

With respect to open space and recreation plan priorities, the top two goals and strategies were:

1. Establish a green corridor network
2. Maintain open spaces and recreation facilities

With respect to transportation priorities, the top three goals were:

1. Construct the Swampscott Rail Trail
2. Prioritize Improvements for Humphrey Street to improve access and accessibility for all users, and to encourage economic development along the corridor.
3. Pedestrian Improvements in Vinnin Square

With respect to land use, the top two goals were:

1. A revitalized, vibrant and attractive mixed-use Humphrey Street.
2. A robust green network to improve quality of life, protect natural landscapes and amenities and improve connections.

DISCUSSION: DRAFT SUSTAINABILITY: ENERGY AND HAZARD MITIGATION

Questions and comments on Energy Section Intro

MAPC presented an overview of existing conditions in Swampscott for energy use, renewable energy production, and energy cost; reviewed goals and strategies to improve energy management; and introduced and discussed projected impacts of climate change and interplay with Swampscott's Hazard Mitigation Plan.

MAPC noted Swampscott's existing goal of 20% reduction in energy use compared to fiscal year 2009 baseline. MAPC suggested that the goal be based on weather-normalized data.

MAPC outlined electricity and natural gas use by sector. MAPC also outlined municipal sector energy use by facility, and by department. The high school had the highest energy use. Stanley Elementary had the highest energy use intensity; it's the least energy efficient municipal building. Clarke second least efficient. There was some discussion about energy changes at the high school that could result in lower energy use, but it was noted that the high school is the largest and most used municipal building.

With respect to the residential and commercial sector, MAPC noted that the challenge in this sector is obtaining data to accurately track impact. Utilities have electricity and gas usage, but there is not oil data. Municipal aggregation will also provide electricity usage data. Mass Save may provide audit data. Renewable energy difficult to track – the Planning Department tracked number of installs but not kW.

With respect to residential and commercial sector energy efficiency, MAPC suggested having a goal of increasing participation in Mass Save. The town could set a goal of certain percent of accounts or household total. Currently, it's about 17% of electricity accounts in 2014. MAPC also suggest investigating account numbers which vary substantially year to year.

Review energy section goals and strategies

MAPC noted that in the municipal sector overall, the Town should continue to strive to meet its Green Communities goal of 20% energy reduction, but to eliminate the impact of changes attributed to weather, the goal should be

adjusted to be based on weather-normalized data. Based on data in Mass Energy Insight, the weather-normalized baseline and goal would be: FY 2009 Baseline: 45,393 MMBTUs; Goal: 36,314 MMBTUs.

MAPC presented the following strategies to accomplish those and other energy goals:

With respect to buildings,

1. Implement Preventative Maintenance & Monitoring Program
2. Install an Energy Management System at Middle School
3. Develop Strategy to Reduce EUI of Elementary Schools
4. Continue Student-led Behavior-Based Energy Reduction Pilot Program
5. Mass Save New Construction Program

With respect to vehicles,

1. Retrofit Cargo Vans with Hybrid Engines
2. Install Anti-Idling Technologies

With respect to Streetlights & Open Space,

1. Retrofit Street & Outdoor Lighting with LEDs

With respect to Waste Water Pumping

1. Evaluate New Pumping Efficiency Technologies

With respect to General Efficiency Contracting & Funding

1. Contracting Approach for Efficiency Projects
2. Apply for Green Communities Annual Grants
3. Develop Municipal Energy Efficiency Revolving Fund

With respect to renewable energy, the town should:

1. Expand Solar PV on Middle School Roof
2. Evaluate Solar Canopy Opportunity at Middle School
3. Reassess Forest Avenue Wind Turbine Feasibility
4. Continue to Evaluate Emerging Renewable Energy Technologies
5. Seek Opportunities for Additionality in Municipal Electricity Contracts

With respect to energy costs, the town should:

1. Continue Coordinated School & Municipal Account Electricity & Gas Purchasing
2. The new Facilities Manager should evaluate opportunities for Demand Charge management,

With respect to the Total Energy Use & Energy Efficiency in the Residential & Commercial Sectors, the town should:

1. Swampscott should endeavor to maintain and possibly increase the participation rate in the Mass Save program's energy audits

With respect to Renewable Energy, the town should:

1. Connect Residents & Business to Innovative Clean Energy Program & Services
2. Promote Solar Canopies and Community Shared Solar Opportunities
3. Increase Additionality in Municipal Aggregation Over Time
4. Support Conversion of Oil Heated Homes

With respect to Natural Gas Leaks, the town should:

1. Pursue Active Coordination with National Grid to Expedited Leak-Prone Pipe Replacement
2. Adopt Resolution in Support of Natural Gas Leak Legislation

DISCUSSION: DRAFT LAND USE ELEMENT

MAPC asked committee members to review the document and provide feedback. A committee member suggested that public documents refer to Marian Court as White Court going forward.

MAPC noted that more than half the town is residential and about 10% commercial and industrial. Opportunities for growth in Vinnin Square, Humphrey Street, and surrounding Swampscott Depot. Potential redevelopment of major sites including town-owned buildings, White Court, Hawthorne-by-the-Sea, and others. MAPC note that there are seven major zoning districts (3 residential, 2 commercial and 1 industrial), plus planned development districts and overlays.

HAZARD MITIGATION

MAPC noted the 2015 Hazard Mitigation Plan, which was approved by FEMA but needs formal adaption by a vote of the Selectmen. The document identifies critical infrastructure and repetitive loss sites.

Some of the potential mitigation actions:

- Upgrade Ocean Ave. pump station to prevent coastal surge and backflow
- Identify where utility lines, drainage outfalls and houses can be elevated above flooding areas along Puritan Road between Lincoln House Point and Smith Lane
- Purchase front-end loader with grapple for emergency tree and debris clearance
- Complete Preston Beach seawall and outfalls upgrade
- Complete and adopt storm water regulations

MAPC reviewed flooding zones, including a four-foot sea level rise scenario. MAPC also reviewed heat impacts and water quality issues (Nahant Bay and DDT in Foster Pond) MAPC noted that the town is now in compliance with sewer system discharge.

NEXT STEPS

MAPC presented a revised project schedule:

- Sustainability comments due back by 1/19
- Land use chapter comments due back by 1/29
- Rough draft of master plan released to the public – 2/24
- Feb. committee meeting – Feb. 29, 7 pm
- Rough draft public comment period closes – 3/25
- Final draft of master plan presented to planning board – 4/11

Meeting adjourned at approximately 9:00 pm.

Submitted by Robert Powell, Clerk, Swampscott 2025 Master Plan Committee, and Sarah Walker, At-Large