



# TOWN OF SWAMPSCOTT

## PLANNING BOARD

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

### MEMBERS

ANGELA IPPOLITO, CHAIR  
GEORGE POTTS, VICE CHAIR  
BETH ISLER  
BILL QUINN  
JR YOUNG

### STAFF

S. PETER KANE, DIR. OF COMM. DEV.

# PUBLIC MEETING NOTICE

Notice is hereby given that the **SWAMPSCOTT PLANNING BOARD** will be holding a public meeting at the following time and location:

**Date:** MONDAY, SEPTEMBER 12, 2016  
**Location:** SWAMPSCOTT HIGH SCHOOL, ROOM B129, 200 ESSEX STREET  
**Begins at:** 7:00 PM

### AGENDA

1. Review and approve minutes from previous meetings
2. Site Plan Reviews
  - a. **Petition 16-25 (15 PHILLIPS BEACH AVENUE)** – request by JOHN & KRISTIN D’AGOSTINO for a site plan special permit and special permit (nonconforming use/structure) to demolish and replace an existing house with a new 3,209 sf residence. Planning Board to perform a site plan review to provide comments to the Zoning Board of Appeals.
3. Complete Streets – Public Presentation and Draft Policy Review
  - a. Presentation by Pete Kane, Director of Community Development, about Complete Streets and what it means to Swampscott.
  - b. Review of draft policy to be submitted to Board of Selectmen for review and vote to adopt.
4. Discussion Topics
  - a. Potential Zoning Overlay for Train Station Area – Research Update
    - i. Smart Growth 40R – George
    - ii. Transit-Oriented Development – Beth
    - iii. Mixed-Use – JR
  - b. Zoning Map Changes – Research Update (Angela)
  - c. Lodging Establishment Overlay District – Research Update (Bill)
  - d. Master Plan Implementation – Update by Teams
5. Other business that may properly come before the Board

Angela Ippolito  
Planning Board Chair