



# *Town of Swampscott*

## OFFICE OF THE PLANNING BOARD

22 Monument Avenue, Swampscott, MA 01907

### **Planning Board Members**

Patrick Jones, Chair

Sylvia Belkin

Jeffrey Blonder

Angela Ippolito

George Potts

### **Planning Board Secretary**

Helen Kennedy

## August 1, 2011 Meeting Minutes

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**Time:** 7:15 – 8:55 pm

**Location:** Swampscott Senior Center

**Members Present:** P. Jones, J. Blonder, S. Belkin, G. Potts

**Others Present:** Police Chief Ron Madigan, Bill Murray of Places Engineering

Chairman Jones stated the only petition on tonight's agenda is for the new Police Station. Pumping station and cellular tower will remain in operation during and after construction.

Bill Murray of Places presented an overview of the grounds, landscaping, stating that extensive geological testing has been done. The new police station will be fully sprinkled. Gas, water and sewer lines are located on Humphrey St. A six-foot fence is being proposed, fencing will be better than the current fence. Commonwealth gate will be open but restricted for use; it is not intended for operational use.

Board Member S. Belkin noted it is important to contact the neighbors behind the police station.

Chairman Jones said neighbors have come to express their concerns. Town/Places Engineering will go out to bid this fall with completion dated within one year. Pilings will be driven into the ground because of the prior buildings that had been torn down and the rubble of which had not been removed. Depth of pilings (60-65') required for foundation. The building will not have a basement.

Board Member Potts: Are there any security concerns? S. Belkin asked about number of cells: Two cells for males, two cells for females, 1 for juveniles which will be adaptable for handicap use.

Board Member J. Blonder: Any changes in the law re the designs? Greg (also with Places?): There are no regulations. Plans meet current standards. Grant has been submitted to fit the interview room as an emergency operation center. Renewable Energy Commission inquired about any options that station may have or which are required. Chairman Jones said solar cells could be one item which might be covered by grant. Community training room could be used for meetings and training with other police departments

Greg: Correct installation of child car seat could be scheduled at the facility and Neighborhood Watch groups will be outfitted with communications for deployments. S. Belkin: Site is now so ugly the new landscaping will be such a big improvement. S. Belkin and J. Blonder asked about installation of traffic light on Humphrey St. to allow police cars to enter and leave the site. Chief Madigan: Our cars are generally out on the street.

Jeffrey Blonder moved and Sylvia Belkin seconded a motion which passed unanimously to recommend favorable approval for the police station project plans.

Chairman Jones returned to the subject of the Master Plan. He mentioned the need for more parking in the summer as well as the parking difficulty around schools. S. Belkin remarked that Conservation Commission has a nine-month delay before approving demolition of historic building. This should be done at the same time as Zoning and Planning Boards hear petitions to expedite the process.

P. Jones said the new Town Planner application review is underway as of June 1. Town has to wait until July before funds will be available. Other areas for the master plan include parking, public transportation, and toilet facilities at the beach. Town does not own Phillips Beach. MAPC helps towns address assistance in these areas. Having the new town planner will be a big help. P. Jones said Humphrey Street Planning Committee starts with access and zoning. Look at use tables and create a district overlay. Review Zoning Bylaws such as mixed use development law and go from there. Planning Board can make recommendations to any bylaws, a sub-committee is not required. Would have better luck working with the Church (St. John's) and Anthony's restaurant. MAPC provided funding and a lot of technical support for the Humphrey St. project. The 2003-2004 Swampscott Community Development Plan received a \$30,000. Grant from MAPC.

Board member Potts: Once you start with this, need to work with Selectmen and business owners to get their feedback. S. Belkin: Suggest contacting the architect who is working with Marblehead 20/20 group and with business owners. Patrick Jones will provide copies of the two reports to the Planning Board members. He will also get GIS train station to Phillips Beach drawings to identify what is in character with the neighborhoods. Another suggestion is planting trees on Burrill St.

J. Blonder moved to adjourn, seconded by P. Jones and unanimously approved at 8:55 PM