



Town of Swampscott

OFFICE OF THE PLANNING BOARD

22 Monument Avenue, Swampscott, MA 01907

Planning Board Members

Patrick Jones, Chair
Angela Ippolito, Vice Chair
Sylvia Belkin
Jeffrey Blonder
George Potts

Planning Board Secretary

Helen Kennedy

November 21, 2011 Meeting Minutes

Time: 7:10 – 8:55 pm

Location: Swampscott Senior Center

Members Present: P. Jones, J. Blonder, A. Ippolito, G. Potts

Others Present: Attorney Chris Drucas (representing Nicholas Hatsis on Petition 11-3 for Site Plan Review)

Petition 11-3

Attorney Drucas requests Planning Board send comments to ZBA. He presented photos showing current building which would be removed, a wall which would come down; a second picture showing site with area which slopes up and the height of slope will be reduced. Will build into the slope with some hammering and no blasting will be required. Cut into slope will be less than 10', no trees will be cut down, driveway will be built and the base of the building will be landscaped. Foundation will go into the hillside. Might end up having a small basement. Right of way for the owners to cross the land outside the lot line.

New building will be further from the lot line and closer to the garage with an entirely different footprint than present building. These are only slightly different plans that were filed in the past. In 2006, there was a lot of opposition so they withdrew. They are looking for dimensional special permit. The new building will be 9' to 17' away from the lot line. Everything new will fall within the normal set back. Drainage has not been discussed. Will put drainage around any house they build. There may be problems if he doesn't put some perimeter drainage in. The fence on the right of the property will be lowered to 42", down from 6". No complaints on window to window with neighbors. Windows will be further back on the property.

Mr. Hatsis told the Board he has spoken to four owners around and behind his property.

Chairman Jones drove by and thinks the new building will be an improvement on what is there now.

J. Blonder moved for approval, seconded by P. Jones and unanimously approved.

Master Plan continued

G. Potts told the Board the Hadley School parents at the meeting with Orloff family were concerned about safety for their children during construction and during school drop off and pick up hours. Feedback had nothing to do with the building. Police chief, fire chief and principal of Hadley School will be contacted for their input. Board member Ippolito favors the building because it is small.

G. Potts: Look at downtown Humphrey St. and won't be approvals unless there is additional parking provided.

A. Ippolito: Planning Board should formulate a plan as to what should be done at the JRC property once it is vacated.

P. Jones: The area to look at is from Monument to football field and from train station down Burrill. There is a vital connection from train station back. There could be an opportunity for condos where the Comcast (?) building is, or multi-family units.

Town Planner Search

J. Blonder: Two more candidates for Town Planner have been interviewed; there may be a decision in the next week. The Town Planner time will be divided $\frac{3}{4}$ Planning and $\frac{1}{4}$ Energy.

P. Jones: Getting good produce from the new planner requires Planning Board being ready to hit the ground running. He attended Trade Show "Build:Boston" and discussed rules of engagement, volunteering in small towns. How to get people involved with Planning Board, to come in when something is going on. Another matter is getting boats out of yacht club parking lot.

P. Jones will put map online along with notes of updating the master plan. Invite people to come and share their thoughts re E.g. Hawthorn's location and Glover properties. Get out and work with some architecture in area and ask how people see it being used in the future.

G. Potts would be interested in contacting the Aganas family.

Meeting adjourned with unanimous approval at 8:55 pm.