



TOWN OF SWAMPSCOTT

OFFICE OF THE

PLANNING BOARD

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

MEMBERS

PATRICK JONES, CHAIR
ANGELA IPPOLITO, VICE CHAIR
SYLVIA BELKIN
JEFFREY BLONDER
GEORGE POTTS

STAFF

HELEN KENNEDY, SECRETARY
S. PETER KANE, TOWN PLANNER

APRIL 9, 2012 MEETING MINUTES

Time: 7:10 - 8:45 pm

Location: Swampscott Senior Center

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

Others Present: Pete Kane (Town Planner), Julie Brooks (resident), Jim Olivetti (resident), Cyrus Milton (press), Terry Date (press)

Meeting called to order at 7:10 pm.

MARCH MINUTES

First order of business to review and approve the March 2012 Planning Board minutes was delayed until member Blonder was present.

SITE PLAN SPECIAL PERMIT

Second item agenda was to discuss the interpretation and applicability of site plan special permit. The item was raised due to the recent petition 12-6 which after being submitted to the Building Department was not recommended to seek a site plan special permit – as Chair Jones explained to the public at the meeting. Vice Chair Ippolito noted that based on the wording of Zoning By-Law 5.2.4.0 and the fact that “addition” is not present in the involvement portion of 5.2.4.1, petition 12-6 should have been required to seek a site plan special permit. Doesn’t believe that the phrase “addition” in the involvement portion of 5.2.4.2 relates as that section pertains to Residential Additions. Jones suggested that the Board draft a letter to the Building Inspector (copying the ZBA) and state their case. Ippolito agreed to draft the letter.

MARCH MINUTES

With all members present, Blonder motioned to approve the March minutes. Second by Ippolito. Approved.

SUBCOMMITTEE DISCUSSION

Jones recommended moving this topic item to later in the meeting.

COMMUNITY SURVEY UPDATE

Town Planner Kane reviewed the findings and conclusions of the Planning Board’s community survey from the beginning of the year. The survey received a great response – nearly 39% response rate. The primary

conclusions were that the main elements of the Master Plan to first work on should be an updated Open Space Plan and an Economic Development Plan, and to support these by developing a Transportation/ Access Plan.

Kane noted that he and Recreation Director Strauss had met with Marblehead Town Planner Rebecca Curran and Marblehead Parks and Recreation Superintendent Brendan Egan a couple weeks ago to discuss the process they used to develop their soon-to-be-completed Open Space Plan. Kane and Strauss hope to use that information along with the state's Open Space Workbook to develop and start the update to Swampscott's Open Space Plan.

The Planning Board's plans to perform a community visioning study focused on the Humphrey St and MBTA commuter train station area will be the mechanism to create the Economic Development Plan.

The Board will review Kane's community survey report and approve/edit at the next meeting. Jones suggested getting on an upcoming Board of Selectmen's agenda to report the findings.

MAPC DLT A GRANT

In February, the Planning Board submitted a District Local Technical Assistance grant request to the Metropolitan Area Planning Council. Last week, Swampscott was informed by MAPC that it had been selected for this grant. Official word will be announced by MAPC most likely in the coming weeks.

LOCAL HISTORIC DISTRICT STUDY COMMITTEE

Member Belkin brought up the subject of the soon-to-be-created Local Historic District Study Committee as this group will be relevant to the DLT A grant study. This study committee was recently approved by the Board of Selectmen and Selectmen Malagrifa is currently taking applications/letters of interest. Jones asked how the Historic Commission determines what buildings/areas are determined to be saved such as in an inventory. Belkin explained that the study committee will determine this.

COMMUNITY VISIONING WARRANT ARTICLE

Jones asked how the article will be presented at Town Meeting. Blonder explained that it will start with the Finance Committee/Capital Improvements Committee support statement. The Planning Board can then speak to the reasoning for the request. Blonder also suggested printing the survey report for Town Meeting members. Belkin felt that the survey shows the need and desire for the visioning.

ZONING BY-LAW WARRANT ARTICLES PUBLIC HEARING

This portion of the meeting was used to prepare for the upcoming public hearing being held to review proposed zoning by-law changes/additions. Blonder suggested doing the Coastal Flood Overlay and Signs articles first.

Kane explained the reasoning for the proposed changes to the Coastal Flood Overlay Bylaw. FEMA has updated the Flood Insurance Rate Maps for the nation. The current by-law references the 1992 FIRM maps and this bylaw revision is to reflect the new maps and maintain resident eligibility for flood insurance.

Jones explained the site plan permit granting authority revision. Ippolito described why she feels this change is necessary but unsure what response will be from ZBA and previous Zoning Bylaw Review Committee members. She noted that after the 2009 revision to the Zoning By-Laws, ZBA and Planning Board were supposed to meet within 60 days to agree on the new process – but that never happened. It'll be important to note what has happened in the past two years (in general with regards to process but also noting specific plans/petitions where Planning Board didn't have the authority that may have been needed). She reiterated that the change will mean that monthly meetings of the Planning Board will require considerable time to review petitions. Jones agreed that if the change happens, it will be necessary to create subcommittees to handle master planning and general zoning bylaw review – or for the Planning Board to meet more often. Ippolito noted that the two boards are very different (Planning Board is elected; ZBA is appointed). Although the 2009 change to site plan special permit granting authority was done under the terms of streamlining, Ippolito feels there's still the ability to streamline in other parts of the process. Belkin feels it's important to get Board of Selectmen support. Member Potts asked about attending their next meeting. Ippolito thinks it might also help to learn how other towns handle site plan special permitting. Feels that the last major bylaw revisions were a huge undertaking and a lot of good came out of them.

Jones noted there are issues with the wording of the signs bylaw article amendment. Blonder noted that the Board can recommend revisions during the public hearing on the 23rd. Potts wondered about restricting how often they could be out. Jones asked the Board to review and put together questions/thoughts about the article prior to the hearing.

Jones stated that the Selectmen have seen the Temple PDD bylaw revision proposal. Kane noted that the language was developed by the property owner (Atlantic Crossing) and Town Counsel. Belkin feels this should really be discussed first at the hearing, though it is currently listed last.

SUBCOMMITTEE DISCUSSION

Jones noted the need for subcommittees will be based on the results of Town Meeting – whether or not the article to grant Planning Board full authority of site plan special permits in all cases is approved. Jones asked Town Moderator what the process is for an elected board to create subcommittees. Jones also inquired how it's decided when a subcommittee is considered dissolved (the previous Zoning Bylaw Review Committee hasn't met for over 3 years). Suggested having a Zoning Bylaw Review Subcommittee to focus on set pieces of the bylaw to work on (such as items that weren't fully developed during the last major revisions). Jones will look into what is needed to get Zoning Bylaw Review Subcommittee restarted.

NEXT MEETING

The Board will be holding its public hearing on zoning bylaw revision articles at 7pm on April 23rd. The Board will meet again at 6pm on May 7th just before Town Meeting in order to receive any potential zoning bylaw article edits from petitioners. The Board will then determine at that point timing for its next meeting.

Meeting adjourned with unanimous approval at 8:45 pm.