



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

MAY 21, 2012 MEETING MINUTES

Time: 7:15 - 8:43 pm

Location: Swampscott Senior Center

Members Present: A. Ippolito, S. Belkin, G. Potts

Members Not Present: P. Jones, J. Blonder

Others Present: Pete Kane (Town Planner), Walter Jacob (architect), Jeffrey Tucker (landscape architect), Nelson Kessler (Conservation Commission), Kenneth Shutzer (attorney), Phil Brienze (petitioner), Robert Dandreo (resident)

Meeting called to order at 7:15 pm by Vice Chair Ippolito (seated as chair for the meeting).

MEETING MINUTE REVIEW & APPROVAL

Board members reviewed meeting minutes from May 7 meeting. Unanimous approval of the minutes.

PUBLIC HEARING FOR 11SPR1 REQUEST FOR APPROVAL OF MODIFIED PLANS

Modification of previously-approved site plan which includes (a) relocated rooftop condensers to grade, (b) removal of rear parapet (HVAC screen), (c) addition of pyramidal skylight and (d) minor fenestration changes.

Jeff Tucker of Walter Jacob Architects reviewed the modification details with the Board. The revised plans call for moving the HVAC condensers to the ground level. This is quieter equipment and the only components which will be on the outside will be six two-ton units. Sound level 25' from the units will be 65 decibels which means at the school site the sound of traffic will be greater than the a/c units. A pyramidal skylight will be installed in the roof and one window will be eliminated on the Linscott Park side. Larger windows will be installed all around the top of the building under the roof line. The rear parapet on the roof will be removed as it is no longer required to conceal HVAC equipment.

In response to questions from Board members, Mr. Tucker said inside sections of the building range from 400 square feet to 650 square feet. Building size has not been changed at all. During construction, the entire site is fenced. The biggest advantage of this building is the distance between it and the school. Ms. Ippolito stated that the Hadley School was notified of tonight's meeting and the school was responsible for informing parents.

The Board of Health requested a 4'-high fence in front of the condensers as well as bollards. Private contractor will empty trash from rolling containers within the fenced area and remove trash from the site.

The Board discussed the pros and cons of removing the rear parapet. Some thought it provides visual appeal however Mr. Tucker said now that there will be no equipment on the roof, the rationale is gone. In designing a building with parapet, you are designing a bathtub on which snow can sit. The point was made that leaving the parapet would be useful in the event mechanical equipment is placed on the roof at a later date. Mr. Tucker pointed out the petitioners would have to return to the Planning Board for future approval in that case. Mr. Tucker said if you put up the parapet, then you get snow drift behind it which puts structural burden on the building. Mr. Kessler asked about drainage and was told DPW approved connecting to Town storm system. He also asked about snow storage area and was told there is a central drain in the back lot to handle snow melt. With the change of plans, redundant drains have become primary drains. There will be exterior aluminum gutters. Mr. Tucker said nothing changed on site plans that affect conservation.

Robert Dandreo spoke in favor of removing parapets, stating that under the circumstance if you can eliminate the parapet, it is preferable to do so (from a contractor's point of view).

Ms. Ippolito moved to approve the plans with the following changes:

- Installing 4' screening fence between the air conditioning units and parking lot to protect them from being bumped into and provide a visual block
- Use the original transom design above the door on the Linscott Park side (rather than the revised plan that shows a single pane of glass)

Although it would be visually preferable to retain the parapet on the rear of the building, the Board understands that structurally it invites problems. Agreed with the removal of the rear parapet. Other fenestration changes and window removal are all acceptable. Plans approved as presented with addition of 4' fence in back of the building, transom window above northwestern building entry. Motion seconded and unanimously approved.

PETITION 12-5 – ARCHER ST INDEPENDENT LIVING FACILITY

At request of Attorney Kenneth Shutzer, Ms. Ippolito moved to continue Petition 12-5 to the June 11 Planning Board meeting. The ZBA-requested peer review report of the drainage and storm water plan was not ready for this meeting. Town Planner Kane noted that the Planning Board will need to know by the Thursday prior to the June 11 meeting whether the peer review has been completed in order to consider it for the agenda. Motion seconded and unanimously approved. Mr. Shutzer will submit formal request for continuation in writing. Mr. Geness (resident) attempted to raise problems he has with project but was advised by the Board that the review was being postponed.

PETITION 12-11 – 67 SALEM ST DEMOLITION OF EXISTING SINGLE-FAMILY HOME AND GARAGE AND CONSTRUCTION OF NEW SINGLE-FAMILY HOME AND GARAGE

Motion made and approved to continue this petition to June 11 Planning Board meeting to review proposed plans. Petitioner had gone before ZBA week prior and has decided to reevaluate the plans. Architect Richard Smith will request owner Tariq Milton to submit a continuation form.

PETITION 12-12 – 215/225 BURRILL ST FOR REVISION TO PREVIOUSLY-APPROVAL CONVERSION OF FUNCTION HALL INTO A 7-UNIT MULTI-FAMILY APARTMENT BUILDING

The new owner and developer Bill Brienze explained he has made changes to windows from original plan for safety reasons. Ms. Ippolito mentioned the Board needs to have a site plan showing the locus of the building on the site. Application was incomplete. Motion made and approved to continue petition to June 11 Planning Board meeting.

COMMUNITY SURVEY REPORT

Ms. Ippolito stated that issues like those raised in the survey responses need to be included in the budgeting process – items such as parking, paths, garbage collection in public areas, increased beach sticker availability to facilitate beach-going in town.

Town Planner explained that the \$25,000 in additional funds requested at May Town Meeting was postponed to fall Town Meeting, depending on what is accomplished over the summer through the MAPC grant work.

Ms. Belkin suggested it would be helpful to invite people in Town to attend meetings with the goal of determining the order of priorities listed in the survey results. Mr. Kane said a number of departments have requested numbers from the survey but before the final report can be released, the Planning Board needs to approve the survey report. The Board can then release this to the other Town committees, the press, and post on Town website.

Planning Board approval of Community Survey Report will be on June 11 Planning Board agenda.

NEW BUSINESS

Mr. Kane is meeting with the subregional rep from MAPC regarding the MAPC technical assistance grant study. The rep is currently working out the project scope agreement which will go to the Town Administrator for approval. Mr. Kane will then provide this scope to the Planning Board so they are aware of what will happen under the study. The scope currently being considered includes a community workshop in the month of September. Although parking did not show up as an issue in the community survey, this may have been due to the fact the survey took place during the winter rather than the summer when parking is most difficult. Because of this, MAPC is also considering a parking and traffic study as part of the study.

Ms. Ippolito noted the need to develop a standing bylaw review subcommittee and others should be formed such as a master plan subcommittee.

Ms. Belkin inquired about progress of historic overlay process. Mr. Kane said the feasibility study is currently underway. Preservation needs to be qualified and quantified. Community Development Plan of 2004 referred to need to evaluate historic aspects of buildings in Town. Preservation should be incorporated into historic overlay process.

Regarding Columbia Pictures project (petition 12-13): Mr. Kane told the Board the project was turned down in Marblehead. Swampscott has worked out an agreement between Town departments and the movie studio to use Town-owned land at the rear of Phillips Park through the middle of August. Columbia Pictures would like to construct a temporary sound stage at the location. The structure being erected has to be treated as an actual building and follow all practices and procedures. A foundation permit has been issued and there is a special meeting of the Zoning Board of Appeals to hear this petition on May 29, 2012 at the Senior Center. Various special permits are required. They are seeking a dimensional special permit as the structure to be located on the rear parking lot and practice fields will have a height of about 80'. Also seeking site plan special permit – structure is over 3,000 sf. The tent is required for temperature, light and sound control. There will be fire-proofing inside and police details and the water (for ballast) is being drawn from fire hydrants. Question arose about what will be done with the water from the tanks when the project is finished. Displaced parking will be allowed on Humphrey St. Land must be returned to original condition. Police, Fire, DPW, Planning have all met with the project representatives.

Motion to adjourn. Meeting adjourned at 8:43 pm.

Helen Kennedy
Planning Board Secretary