



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

SEPTEMBER 10, 2012 MEETING MINUTES

Time: 7:10 – 8:45 pm

Location: Swampscott Senior Center

Members Present: S. Belkin, J. Blonder, G. Potts

Members Absent: P. Jones, A. Ippolito

Others Present: Pete Kane (Town Planner), Kenneth Shutzer (attorney), Carin & Ger Herring (petitioners), Joseph Burke (petitioner), 11+ residents (see attached sign-in sheets)

Meeting called to order at 7:10 pm by Jeffrey Blonder, Acting Chair.

MEETING MINUTE REVIEW & APPROVAL

Board members reviewed meeting minutes from August 12 meeting. Unanimous approval of the minutes on J. Blonder's motion.

COMMUNITY VISION STUDY

Sam Cleaves of the Metropolitan Area Planning Council (MAPC) explained that the Town of Swampscott has received a grant of \$25,000 in technical assistance for a community vision study which is currently underway. Now is the time to plan a public meeting/charrette to discuss where Swampscott is going as a town. His staff will be conducting a focus group with the Lynn Area Chamber of Commerce to talk with Swampscott businesses – to gain topics that can be brought to the fall community charrette. Several related public meetings will be held to discuss what makes the study area, what is the challenge for downtown and other areas. Prior studies have never been coordinated before now.

Steps in process: set date for the charrette; check to see if issues are still relevant to the business area. Charrette will discuss the topics and then public will break into groups, gather input, and then MAPC will analyze and follow up with the Town.

S. Belkin said there are so many groups that are working on this urgent issue (Humphrey St); will these groups be involved in the charrette? Sam said the idea is to get as many of these groups involved as possible. It is important that as many groups as possible attend and representatives of various groups will be included in each group to have

mix of opinions and priorities to develop vision study. The idea is to draw the loose threads to make sure efforts proceed in the right direction. This will allow MAPC to bring back directions to the Planning Board.

J. Blonder pointed out that 60 to 70 people attended a similar meeting held by MAPC years ago. Board discussed holding charrette in late October or early November – an evening meeting to start at 7pm. Turnaround time will be about a month before MAPC can bring recommendations back to the town.

Areas to be considered: zoning and different types of use on Humphrey, Blaney, and Burrill Streets. (One resident noted that St. John’s Church owns property on Blaney St which is not being used.) Road safety where Monument Ave and Humphrey St meet has recently been studied through the MPO through a grant awarded to the town this past spring. Goal is to develop a feeling for what town people want for downtown, looking at how to revitalize and beautify town.

Sam, Town Planner Kane and the Board agreed on Tuesday, October 23, as the date for the charrette. Hope to hold the session in the Swampscott High School, possibly in the cafeteria where separate groups will have discussion tables.

Sam told the Board they would use keypad polling technology which will allow for quick voting results on individual issues. Each group will have a facilitator to address proposals for the downtown area. Town will do most of the publicity (town website, cable TV, reverse 911, Patch, etc.). J. Blonder recommended sending out letters to all Town boards and committees. MAPC will need access to the space (high school cafeteria) at least one hour before the charrette begins in order to set up. The discussion ended at 7:30p.

SITE PLAN REVIEW

PETITION 12-5 – ARCHER STREET INDEPENDENT LIVING FACILITY

Attorney Kenneth Shutzer requested a continuation of the site plan review to allow the project engineer to finalize plans based on the peer review of the drainage management proposal. Mr. Shutzer said the drainage engineers are working together on the stormwater issue. J. Blonder moved to continue this site plan review to October 9, 2012, prior to the ZBA hearing on October 17. Motion unanimously approved.

PETITION 12-25 – 250, 262-264 PARADISE ROAD

Review of the proposed addition and second-story overhang for the existing Swampscott Family Doctors building by petitioner 250 Paradise Road Nominee Trust (Peter Barker). Applicant seeks to conduct the addition to the rear of the existing structure by removing a portion of the outcropping of rock at the back of the property.

Attorney Shutzer told the Board the change in the zoning bylaws in 2009 requires approval of changes being sought. The nature of the practice has changed, bringing in an additional doctor and enlarging examining rooms. The two existing parking spaces will be eliminated (at the rear of the building). Mr. Novak of Meridian told the Board two of the four parking spaces in the rear will be replaced (under the new overhang).

J. Blonder asked how much ledge will be removed. Architect Paul Lukez, who designed the proposed project, told the Board ledge in the rear of the property will be level (minimal amount removed).

S. Belkin asked what is above (on top) of the ledge. At the rear of the ledge there is a steep decline and home on Plymouth Avenue. This house is 50’ away and 100’ above the ledge. Last time ledge material was removed it was

chipped and blasted (when the east parking lot was put in). There won't be blasting unless they have to. Architect Lukez said the project will have absolute minimum of change and borings will be done on the ledge to determine composition. Attorney Shutzer said the space from the parking lot to the top of the ledge is a 60' vertical rise.

Approximately 5,000 square feet will be added to the existing 11,945 square footage. New building will be sitting behind existing structure, taller than existing structure. The two buildings will be separated by a garden space to solve water problem. Minimal changes will be made to existing structure. There will be a cantilevered conference room at the far end (east) on the second story addition with parking underneath. May support outside activities by using breakrooms in the evening for conference room(s). Water will run along parapet wall and along front. Plan on making the most of the rock and emphasizing colors of rock ledge. Forward part of the rear new building will be cantilevered.

J. Blonder asked about the expected increase in daily traffic. One of the doctors from the practice stated that over the years, the operation has become less efficient due to lack of open rooms and space and need for conference room; they have a need for patient information sessions. They do not have an ultrasound room which requires additional space. Family Doctors is more "hospital" for Swampscott than going to an emergency room. Expansion is result of increasing practice and new technology.

G. Potts then asked if there would still be a parking problem. General agreement is that parking will still be a problem. Dumpster will be in a screened area in the back of the parking lot. No additional lighting beyond what is required by code.

No questions or comments from the public.

Town Planner Kane raised a question dealing with parking. He said that the State has agreed with the Town to not enforce ticketing (no parking) on Paradise Road however his question is whether Family Doctors has a contingency plan to have staff park elsewhere in the event that the State begins no-parking enforcement. Attorney Shutzer said the (closed) Sunoco station property managers have been contacted with a view to using parking space there. Mr. Shutzer said Sunoco stated the property will never be used as a gas station again; there is a twenty-year lease with the petroleum company. S. Kane then read the comment form from the Fire Department that listed a number of recommendations and concern for access to the new addition. Mr. Shutzer said his clients are prepared to comply with Fire Department recommendations.

Attorney Shutzer said the return on investment is more for patients and physicians and, except for the economy, this would have been done in 2005. Construction would start in early spring.

S. Belkin stated that she was very impressed with the equipment they have. This is expanding in a commercial area which will not impact residents of the area. S. Belkin moved to recommend favorable action on the petition with conditions of Fire and Health Department – recommendation to be forwarded to ZBA. Motion unanimously approved.

PETITION 12-26 – 37 BLODGETT AVENUE

Contractor and petitioner Joe Burke, co-owner of Custom Homes, told the Board this will be the second home on Blodgett and the seventh home in Swampscott they have constructed since 1995. Current structure is single story which will be removed down to the foundation. The square footage will increase from 3,000 to 4,000 and all plantings on the property perimeter will remain. The new structure will be 63' x 35' with a smaller 15' x 15' room on top floor for ocean views. This space will not be 8' high. Sight lines on either side of the home will not be changed.

Height of house is well within zoning by-laws at 32'9" from lowest grade. The pool will stay, no excavation will be done. A 22' x 22' and 18' additions to the existing home will be removed to increase permeable areas. Notices have been sent out to all 29 abutters to meet with clients on Thursday night to get their feedback.

No comments or questions from the public. No comments from the Fire Department. Health Department concerned about the original foundation and whether it will be touched. Brooks Construction does not use dumpsters, they use a vehicle which will pick up and remove all material from the site. Property is within 100' of the flood line, there are no wetlands that have to be protected.

No questions from the Board. G. Potts moved to send Planning Board recommendation of favorable action to the ZBA. Town Planner Kane will write recommendations (for petition 12-25 and 12-26).

12SPR-3 – 33 & 39 SHELTON ROAD

Review of the proposed clearing of undeveloped and vacant adjoining lots and construction of a two-story, single-family home with two-car garage by petitioner Gerald and Carin Herring. Prior to opening the hearing, J. Blonder informed the petitioners that two board members were not present and advised continuing the hearing until next month. The Herrings requested continuation to the October 9, 2012, Planning Board meeting.

SUBDIVISION CONTROL

12ANR-2 – 19 & 21 BUENA VISTA STREET

Per the ANR application, the petitioners are seeking to subdivide 19 Buena Vista St to add (back) to 21 Buena Vista St property (as it existed prior to 12ANR-1). Town Planner Kane reminded the Board that at last month's Planning Board meeting, the frontage requirement was waived for 12ANR-1, however the ANR made it so that the property at 19 Buena Vista St was in essence a "new" parcel and no longer grandfathered. The Zoning Board of Appeals suggested to the Wabnos to put the property line back where it was and then return to the ZBA meeting in September. Board motioned and approved the new ANR. Mylar copy of ANR plans annotated with "The above endorsement is not a determination of conformance with the Town of Swampscott Zoning By-Law requirements." Signed by the Planning Board members present.

Motion to adjourn unanimously approved at 8:45pm.

Helen Kennedy
Planning Board Secretary

