



# 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 22, 2013 MEETING MINUTES

**Time:** 7:00 – 7:50 pm

**Location:** Swampscott Senior Center, 200 Essex St

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

**Members Absent:** P. Jones, J. Blonder

**Others Present:** Pete Kane (Town Planner)

Meeting called to order at 7:00 pm by Vice Chair Angela Ippolito, acting as Chair for the meeting.

## TOWN MEETING WARRANT – ZONING ARTICLE HEARING

Acting Chair A. Ippolito opened the hearing by stating that the purpose of the meeting is to review the zoning articles that are part of the upcoming May Town Meeting warrant vote. As a process of the review, the Planning Board will decide whether or not to recommend favorable action on the zoning articles to Town Meeting members.

Chair Ippolito then turned over the hearing to Town Planner Kane. Mr. Kane explained that the only zoning article on the warrant was “Article 10” which deals with updating the Zoning Map. He stated that the article requests that three specific parcels, which are currently unzoned, be zoned as part of abutting districts. He then presented an aerial view of the parcels in question which include the MBTA station and MBTA parking lots. He then showed an image of the current zoning map which showed those three parcels as unzoned (not colored). He concluded by showing a final map with the three parcels zoned per the language of Article 10 – the two parcels off of Railroad Ave/Pine St as B-1 and the parcel off of Columbia St as B-2.

S. Belkin inquired what would then be allowed at those properties based on the zoning. Mr. Kane explained that it would be the same type of businesses as those that appear in the Table of Uses in the Zoning By-Law and listed off a few. G. Potts asked if parking lots are allowed in those districts. Mr. Kane stated that regardless of whether parking lots would be allowed going forward which they are, any current use on the property would be grandfathered until a change of use was sought.

S. Belkin moved to recommend favorable action; unanimously approved by the Board.

G. Potts moved to adjourn the meeting; unanimously approved.

Meeting adjourned at 7:50pm.

Helen Kennedy  
Planning Board Secretary