



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
JEFFREY BLONDER
GEORGE POTTS
JR YOUNG

STAFF

HELEN KENNEDY, SECRETARY
S. PETER KANE, TOWN PLANNER

MAY 13, 2013 MEETING MINUTES

Time: 7:08 – 8:30 pm

Location: Swampscott Senior Center, 200 Essex St

Members Present: A. Ippolito, J. Blonder, G. Potts, JR Young

Members Absent: P. Jones

Others Present: Pete Kane (Town Planner)

Meeting called to order at 7:06 pm by Vice Chair Angela Ippolito, acting as Chair for the meeting.

MEETING MINUTES

J. Blonder moved to approve the minutes of the April 8 meeting. Motion seconded by G. Potts. Minutes of the April 22 zoning article hearing were approved on a motion by A. Ippolito, seconded by G. Potts.

13SUB-1 & 13SPR-1

Town Planner Kane informed the Board that the applicant had submitted a continuation request form earlier in the day. The applicant would like additional time to update the plan package to reflect the original plans for a shared driveway as well as updated plans for sewer and water hookups. On a motion by J. Blonder and second by A. Ippolito, the hearing on the application was continued to the June 17 Planning Board meeting.

BOARD COMPOSITION

The Board discussed the resignation of Chair Jones and the need to have an appointment made of an interim Planning Board member until the next election. Town Planner Kane noted that the resignation also meant the Board would need to vote in a new chair and vice chair. A. Ippolito was nominated by J. Blonder as the new chair, seconded by JR Young and unanimously approved. Chair Ippolito nominated J. Blonder as the new vice chair, seconded by G. Potts and unanimously approved.

The Board also discussed that for 13SUB-1 / 13SPR-1 (application for the subdivision of the old Temple property) that new Planning Board member JR Young would be ineligible to vote on when the times comes. JR Young was not a Planning Board member during the first two hearings of the application and therefore is ineligible. Town Planner

Kane reminded the Board that members can miss one hearing on an application and still be eligible to vote so long as they review the minutes and certify that they have done so.

OPEN SPACE & RECREATION PLAN

A. Ippolito, who acts as the Planning Board rep to the Open Space & Recreation Plan Committee, provided a synopsis of the current state and process of developing the new plan. She explained that two presentations were given two weeks prior to Town boards and departments and that the initial comment period on the draft was about to close.

A community forum is scheduled for June 11 to present the latest draft of the Plan to the community at large. Extensive work has been done to reach out to people in town, teachers, outside experts, and various Town departments and committees. The June 11 meeting will be for a public review and will be held in the high school auditorium. The completed plan will make the Town eligible for numerous grants. A. Ippolito explained that communities are supposed to update their plans every five years; Swampscott's has not been done since 1983. The Plan Committee intends to submit the plan to the state by early July. P. Kane explained that a number of nonprofits have also been identified as playing a role in the Town's open spaces including SPIRIT and the Clifton Association. A. Ippolito also mentioned that there is a volunteer clean-up scheduled at Harold King Forest on May 18 at 11a.

COMMUNITY VISIONING STUDY

At the last meeting, Planning Board members were asked to review the MAPC study and to select their top four actions from the study that they felt should be acted upon first. P. Kane had provided a checklist sheet of all the actions from the study for members to check off their selections. The Board members then discussed their respective selections.

Under Theme 1 – Building a vibrant downtown with appropriate mixed uses:

- Members Ippolito and Blonder both picked action item #3 – Consider a mixed use bylaw and design guidelines for the downtown area
- JR Young selected action item #2 – Hold a visual preference survey workshop for the Humphrey St corridor
- G. Potts selected action item #4 – Adopt a 40R district for the train station area

Under Theme 2 – Use coastal resources to establish an identity for downtown:

- A. Ippolito selected item #1 – Establish King's Beach as a gateway to Swampscott
- JR Young selected item #2 – Improve Fisherman's Beach and the Fish House to strengthen its use as a recreational resource and as an active working waterfront

Under Theme 3 – Support downtown businesses and attract people to the neighborhood:

- JR Young and J. Blonder both selected item #10 – Investigate funding options for streetscape improvements
- J. Blonder selected item #1 – Establish a downtown subcommittee within the Lynn Area Chamber of Commerce
- A. Ippolito selected item #2 – Begin a storefront and façade improvement program

- G. Potts selected item #4 – Perform a downtown market analysis and develop a brand and marketing strategy
- J. Blonder selected item #5 – Investigate possibility of creating a Downtown Business Improvement District
- JR Young selected item #6 – Hold community gatherings downtown and develop signature events to draw people there
- G. Potts selected item #8 – Install pedestrian-scale street lighting on Humphrey St

Under Theme 4 – Make it safe and easy to get around:

- A. Ippolito selected item #4 – Install curb extensions at major crosswalks on Humphrey St
- G. Potts selected item #16 – Install electric car charging at the commuter rail station

Two actions had multiple votes and the Board agreed to move forward on those two items (Action #3 from Theme 1 and Action #10 from Theme 3). P. Kane will begin by reviewing the drafted overlay zoning bylaw for Humphrey St and develop revised language. Board members will begin looking into funding options (via Google search and looking at known sources like Essex National Heritage, Mass Historical Commission, and MassDOT’s MassWorks program).

P. Kane will provide Board members with a breakdown of details for each of the other action items that were selected. The information will include potential costs, timing and responsible parties to follow through on the actions. The Board will then use this information to make the final selections at the next Board meeting.

NEW BUSINESS

BOARD MEETING SCHEDULE

The Board then reviewed the calendar for the remainder of the year and voted to select the following dates for 2013:

June 17, July 15, August 12, September 16, October 7, November 12 (Tuesday), December 9

UPCOMING PROJECT REVIEW

P. Kane informed the Board that a project proposal for the redevelopment of the JRC property will be submitted to the Town in the coming weeks. He explained that it will be a ZBA petition filing due to the special permits that will be required. He noted that the Planning Board will most likely take this up for review at the June meeting in order to provide site plan comments to the ZBA. The petitioner will need a use special permit as it’s a multi-family development and a special permit to allow for a building height of 44’.

Motion to adjourn made and passed unanimously at 8:30p.

Helen Kennedy
 Planning Board Secretary