



TOWN OF SWAMPSCOTT

OFFICE OF THE PLANNING BOARD

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

MEMBERS

ANGELA IPPOLITO, CHAIR
JEFFREY BLONDER, VICE CHAIR
CLINTON BENCH
GEORGE POTTS
JR YOUNG

STAFF

HELEN KENNEDY, SECRETARY

AUGUST 13, 2014 MEETING MINUTES

Time: 7:00 – 8:30 pm

Location: Swampscott Senior Center, 200 Essex St

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

Members Absent: none

Others Present: Eugene Barden (Zoning Bylaw Review Subcommittee), Canan Safar (Hanover Company), Nathan Cheal (Petra Tech), Maria Boccacelli

Meeting called to order at 7:00 pm by Chair Angela Ippolito.

MEETING MINUTES

Minutes for the meetings on June 9, 2014, and July 14, 2014, were approved on a motion by J. Blonder, seconded by JR Young and unanimously approved.

14ANR-2

ANR application by CRP/THC Vinnin Square Venture LLC related to the properties known as 134 Eastman Avenue (Map 17, Lot 6A), 136 Eastman Avenue (Map 17, Lot 6B), 138 Eastman Avenue (Map 17, Lot 6C), 140 Eastman Avenue (Map 17, Lot 6D).

Planning Board member J. Blonder recused himself as he is an abutter to the subject property on which 14ANR-2 is located. Mr. Blonder sat in the audience and was recognized to speak during the public comment segment of the meeting.

Nathan H. Cheal was recognized to present the ANR.

Chair Ippolito displayed the subdivision plan which was submitted in 1988 but which was never acted on. Property is nothing but on big lot now; subdivision plan doesn't exist because it was not enacted within two years. Lot B on the plot plan is being subdivided to create open space. Canan Safar of the Hanover Company told the Board the developer is not required to designate this section as open space but the developer wanted to create a buffer to the neighbors.

Chair Ippolito told the meeting lots 134 and 136 on Eastman don't exist. The new lots are identified as 6 A, B, C, D in the ZBA decision on this development. Even though it is residential lot, you can do this without going to the Registry of Deeds. The petitioners are here to request an ANR and Ms. Safar said they will maintain green space but the grey area is 60,000 square feet and that segment would have to come before the Planning Board in the future.

Chair Ippolito noted the cul-de-sac on the plan does not exist. Plan indicates that this area, as well as other "house lots" on this plan, are part of lot B.

In response to question from Board member Potts as to what the grey area will be zoned, he was told it would be A2 (current zoning). The green area will also be A2 and Chair Ippolito will request that a conservation restriction be placed on the green area.

Abutter Jeffrey Blonder of 15 Shakley Way was recognized and said he is concerned seeing the cul-de-sac on the plan. He asked if that would allow the developer to do another ANR. The response was "no," since there is no road there.

Abutter Speropolous of 137 Eastman Ave asked what is the purpose of tonight's meeting. Chair Ippolito replied the purpose is to provide the Zoning Board of Appeals with Planning Board endorsement of 14ANR-2.

Eugene Barden was recognized and asked why it has to go back to ZBA. Chair Ippolito said it is required that the petitioner obtain a signed endorsement from the Planning Board. Chair Ippolito also requested a conservation restriction on the land so that the developer can't do anything with it, can't build on it, can't put fill on it. The Conservation Commission can handle the conservation restriction; she will make that suggestion to the ZBA. Chair Ippolito said she is just talking about why references are still on the plan; notes on the plan are contradictory.

There was continued discussion about the confusing nature of the plan itself, which indicates the existence of a subdivision that was never built, and therefore does not exist. The error exists in the filing of proposed subdivision plan with the Building Dept/Assessor's Office, despite the fact that certificates of performance and/or certificates of completion were never issued. It is however, the only plan for this land on file. The petitioner states that the ANR would actually correct the filing.

Abutter Blonder asked is that a "way" or not a "way"? Plan also says to become part of lot A.

Eugene Barden said if you combine the lots, all plot lines disappear.

Canan Safar told the meeting lot 6A was never part of the discussion before the ZBA.

Board member C. Bench: thinks we are talking about the entire property but if lots A and B are in the grey area... Chair Ippolito said we just have to decide about how we want to refer to it. The Hanover Company will have to provide proof to Town Assessor's office once the ANR is registered.

Board member JR Young moved to approve the ANR, endorse the ANR, have lot which is referred to on the parcel as lot "A." Chair Ippolito said she will make a note in recommendation to ZBA. Eugene Barden said lot "B" is not included in the main property.

Board member C. Bench said the motion doesn't agree with the ANR as presented. Green space is labeled "not a buildable lot." Chair Ippolito is concerned that the two applications are not consistent. C. Bench noted we are really

just approved what was applied for. The subdivision of four (4) lots into two (2) lots. Lot “B” is being subsumed into the rest of the property.

The Board agreed to endorse the application as submitted. C. Bench moved to approve the application as presented. Motion seconded and approved unanimously by Board members Ippolito, Bench, Young and Potts. Chair Ippolito will submit written Planning Board approval to the ZBA.

Board member J. Blonder rejoined Planning Board members at the table.

PETITION 14-14

Site Plan Special Permit application for 371 Paradise Road – application by Vinnin Liquors for construction of an addition to existing commercial structure (Map 17, Lot 50A).

The site plan review of the application was deferred to the September 8th Planning Board meeting to allow petitioners to prepare all supporting documentation required in the SPR process.

PETITION 14-15

Site Plan Review for Special Permit application for 35 Little’s Point Road – application by Marian Court College to allow for the installation of wireless communications equipment in a proposed cupola enclosure on the rooftop of Marian Court College (Map 36, Lot 61).

Chair Ippolito recused herself from the discussion of petition 14-15 as she is a board member of Marian Court College. The Petitioner did not attend the meeting to present/explain the application.

Board member J. Blonder moved to continue the petition to the September Planning Board meeting. Four Board members approved the motion.

HUMPHREY STREET OVERLAY DISTRICT ZONING & OTHER ZONING WARRANT ARTICLES

Chair Ippolito told the meeting space has been reserved on the warrant for the Town Meeting scheduled for October 6, 2014. She told the Board there isn’t enough time to get the material together to finalize the Humphrey Street Overlay District zoning bylaw or make a presentation at Town Meeting.

Chair Ippolito recommended pulling it from the warrant for October 2014 and reschedule for Spring 2015 Town Meeting. Planning Board unanimously approved this recommendation.

The Planning Board then discussed the recommended revisions for the 40R bylaw language regarding the smart growth zoning for the General Glover property. The Board reviewed the revisions and will hold a public hearing in September.

OPEN SPACE & RECREATION COMMITTEE UPDATE

Chair Ippolito, who serves as ex-officio member with the Open Space & Recreation Committee, updated the Board on the proposals for locating the dog park. Two options are currently narrowed down: 1. Vacant land at the rear of Swampscott Cemetery and 2. Tennis court area at northern Phillips Park.

NEW TOWN PLANNER

Chair Ippolito informed the Board that Town Planner Pete Kane will return as of September 1, 2014. She emphasized the importance of the return as there are so many areas requiring professional planner time and attention.

Meeting adjourned at 8:30pm on a motion made, seconded, and unanimously approved.

Helen Kennedy
Planning Board Secretary