



# 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  
S. PETER KANE, TOWN PLANNER

# SEPTEMBER 8, 2014 MEETING MINUTES

**Time:** 7:05– 8:25 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:** Pete Kane (Town Planner), Michael Massey (petitioner)

Meeting called to order at 7:05 pm by Chair Angela Ippolito.

## MEETING MINUTES

August and September meeting minutes will be reviewed and approved at the October meeting.

## PETITION 14-19

Site Plan Special Permit application by Michael Massey to renovate an existing 2,112 GFA residence (at 51 Winshaw Rd) and add family room addition atop existing left side of split-level home, extend right side of split-level home 6', extend front of right side of split-level home 2.5 stories, add 1.5 story addition to right side of split-level home.

Petitioner Michael Massey was recognized and walked the Board through a photo display of property and showing location of abutters. The plot plan included in Mr. Massey's plans needs to be enlarged and should include specific distances between adjacent homes. Neither the photographs nor actual project descriptions have been shared with the abutters. The heights of the edifice is 30.5' to the ridge.

Board member G. Potts inquired about the abutter whose property will be affected by the reduced setback request. Chair Ippolito explained to Mr. Massey the necessity of seeing where the abutting houses are and the distance between the residences.

Mr. Massey plans to use the existing foundation of the present residence. He will take it down to the studs and reconstruct using Hardy shingles. Back of house sits on 3' of rock ledge. Landscaping will match the abutting homes; air conditioning equipment will be screened by shrubbery behind the deck.

Chair Ippolito told Mr. Massey he will need a full site plan to take to the ZBA and to obtain a building permit. Ms. Ippolito will write a recommendation summary to Mr. Massey and the ZBA outlining what he needs to do.

Town Planner Pete Kane explained to Mr. Massey that generally when you're doing such a large addition to the home, you'll need to show size of other homes in the area. Mr. Massey stated no trees will be taken down. The kitchen will be enlarged by a 6' x 6' addition. Plot plan with all setbacks need to be enlarged to include footprints of other buildings and list landscaping details. Mr. Massey told the Board the footprint doesn't get any bigger except for the 6' x 6' addition to the kitchen.

**Vice Chair Blonder moved to recommend favorable action of the project, dependent on creation of site plan and landscaping plans for the ZBA. Motion seconded by Board member JR Young and unanimously approved.**

Vice Chair Blonder moved to open the public hearing, seconded by C. Bench.

## SMART GROWTH OVERLAY DISTRICT ZONING BYLAW EDIT ARTICLE

Town Planner Pete Kane distributed a copy of the proposed article to amend Zoning By-law Section 4.6.0.0. Smart Growth Overlay District (SG) as reviewed at the August meeting as well as a copy of the article with Town Counsel recommended edits.

P. Kane explained the additional edits that Town Counsel had suggested – many being grammatical. Of note, Town Counsel recommended not adding in language in various sections that stated an “effective date.” Town Counsel noted that in doing so, it would freeze the B-1 area in this overlay district (for uses, dimensional requirements, signage and stormwater). If the B-1 district were to have those elements revised in the By-law in the future, those revisions would not be available to the B-1 in the SG. This could create a potentially limiting restriction on the B-1 district in the SG.

P. Kane noted that the edits as outlined in the article are recommended by the Department of Housing and Community Development, but not necessarily required. The Attorney General's office has approved the 40R zoning from the May Town Meeting. These edits are recommended to help clarify, correct and update the language to current standards.

**Vice Chair Blonder moved to recommend favorable action on the article (inclusive of the Town Counsel edits) to Town Meeting. Motion seconded by G. Potts and unanimously approved.**

J. Blonder moved to close the public hearing; unanimously approved.

## NEW BUSINESS

J. Blonder asked what's going on with Archer St. Planner Kane told the Board the petition had been approved by ZBA last year, but was then appealed within the 20 day appeal period. The current filing before the ZBA requests revising the decision to say that construction at the site can be accessed from both Vaughan Place and Archer Street but upon completion, access must be restricted only via Vaughan Place.

Planner Kane asked G. Potts about the Zoning Bylaw Review Subcommittee. Mr. Potts provided an overview and said the group needs to schedule their next meeting.

The Board then discussed the new school building topic which will be going before Town Meeting. Chair Ippolito asked J. Blonder why he supports building a new school behind the middle school. The group discussed the issue that every time the school wants to deal with school issues, they look at property they have as though they can walk

away from it. It is tremendously irresponsible; we have so many old buildings. All that is going to happen is inappropriate. Dumping old school buildings and asking how they can be used differently, instead of tearing the old school down and putting a new building on that property. Chair Ippolito thinks it was a good idea to build the high school in its present location, added vitality to the neighborhood. There was a general discussion about school building conditions and locations but no motions were made nor votes taken.

Vice Chair Blonder moved to adjourn at 8:25p, seconded by JR Young and unanimously approved.

Helen Kennedy  
Planning Board Secretary