



S. PETER KANE
TOWN PLANNER &
ENERGY EFFICIENCY MANAGER

TOWN OF SWAMPSCOTT

OFFICE OF THE

PLANNING DEPARTMENT

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

ATLANTIC CROSSING SUBCOMMITTEE NOVEMBER 5, 2014 MEETING MINUTES

Time: 3:00– 4:10 pm

Location: Atlantic Crossing subdivision, Lots 2 & 4 (#4 and #8)

Members Present: N. Dreeben, A. Ippolito, P. Kane

Members Absent: none

Others Present: Phil Singleton, Michael Callahan

Meeting opened at 3p with all members of the subcommittee present.

The subcommittee walked through the homes that had been constructed on Lots 2 & 4. They noted the finish detail and elements within the home. They also counted the number of bedrooms per home (five bedrooms at Lot 2, four bedrooms at Lot 4).

The subcommittee then went through their checklist of items for the sign-offs of the Certificate of Substantial Completion and Certificate of Performance.

P. Kane noted that the Land Development Agreement (LDA), which created the Certificate of Substantial Completion requirement, was that the homes be completed within 24 months of the building permit issuance. Both home building permits were granted on Feb 27, 2014; the homes having been completed well within the 24-month requirement. He also noted that Certificates of Occupancy (CoO) needed to be granted prior to Certificate of Substantial Completion. The Building Department had informed P. Kane that temporary CoOs had been granted, pending submission of satisfactory HERS ratings and installation of railings in the bulkhead. As of today, the HERS rating reports had been submitted and were satisfactory. It was understood the railings would be installed and the Building Inspector would sign off the final CoO for the two homes tomorrow.

The subcommittee then raised concern regarding:

- Lack of any landscaping (LDA stated that “most” landscaping needs to be installed prior to Certificate of Substantial Completion),
- LDA stated that homes would only be one, two or three bedroom but these homes were four and five bedroom.

After deliberation, the subcommittee came to an agreement.

A. Ippolito made a motion that the subcommittee would approve both certificates if the following are done within 15 days from the original request for this meeting (Thursday, Oct 30):

- Developer would request a discussion at the next Board of Selectmen's meeting to remedy the discrepancy on bedroom count within the Land Development Agreement
- Developer provide proof of escrow creation which would include funds for the landscaping (such as tree plantings, shrubbery, sod) for current lots (and future lots to be approved, as needed) until such time that the trees can be planted.

N. Dreeben seconded the motion; approved unanimously.

Meeting adjourned at 4:10p.

S. Peter Kane

Town Planner / Energy Efficiency Manager