



TOWN OF SWAMPSCOTT

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

DECEMBER 8, 2014 MEETING MINUTES

Time: 7:05– 8:10 pm

Location: Swampscott Senior Center, 200 Essex St (rear)

Members Present: A. Ippolito, C. Bench, G. Potts

Members Absent: J. Blonder, JR Young

Others Present: Rober McCann (attorney), Bruce Paradise (applicant)

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

MEETING MINUTES

Minutes from the November 2014 Planning Board meeting will be approved at the January 2015 meeting.

27SUB-02

GRACIE LANE

The definitive subdivision plan for Gracie Lane was approved by the Planning Board on June 23, 2009. Planning Board is to review and approve the Covenant and Certificate of Approval.

Attorney Robert McCann represented Mr. Paradise and told the Board there were three or four different extensions on this file. Mr. Paradise had been working with the Building Inspector, Alan Hezekiah. Town Planner Pete Kane has discussed the outstanding items for the project with Town Counsel and suggested that they come and discuss with the Planning Board.

Chair Ippolito – as far as she's concerned, this is a formality. This is a subdivision that has been approved. Mr. Kane put together what a subdivision plan should look like and Ms. Ippolito said there were a lot of waivers. Attorney McCann said the lot is under construction and some land was purchased from one of the abutters. Plan is to get the foundation and drainage in before starting with the house. The way this is set up, they can't build any of the houses until this is finished. Attorney McCann stated this will serve as a covenant that Bruce will do what is required to do. Town Planner Kane and Town Counsel have reviewed and are satisfied with the covenant presented. It's up to the Planning Board to approve.

C. Bench moved to approve the covenant, seconded by G. Potts and unanimously approved.

The Planning Board then reviewed the Certificate of Planning Board Action. This is reconfirming what has already been done. Mr. Kane will get the paperwork done and give it to Town Clerk Susan Duplin once approved.

G. Potts moved to approve the certificate, seconded by C. Bench and unanimously approved.

ZONING AMENDMENT REQUEST

Bruce Paradise asked the Planning Board to consider recommending a zoning change for three properties from A-3 to B-2. The properties in question are 129 Essex St (Parcel 6-195), unnumbered Pitman Rd (Parcel 6-198), and 35 Pitman Rd (Parcel 6-199). This also includes rezoning 21 Elm Place (Parcel 6-118) which is both B-2 and A-3 to just B-2.

Attorney McCann presented two pages to the Board, including illustration of A-3 and B-2 sites and page showing Table of Principal Uses. Mr. Paradise wants to combine all the property to build multiple residences and doesn't know how many units but wants to be able to decide going forward when he does the reconfiguration. He thinks they would go to ZBA and come back to Planning Board. He wants all area to be B-2, it's up to the Planning Board. Bruce Paradise owns all the lots.

G. Potts is concerned about the impact of the type of development that happens on the property. Mr. Paradise wants to get rid of all commercial businesses and may move his office to self-storage unit. Mr. McCann said he can't get to overall development on that property because he can't get variance. C. Bench wants clarification of what residential buildings are there and which could potentially be commercial. Attorney McCann: it'll be taken down and developed into apartments.

Chair Ippolito: If Planning Board puts forward the proposal for the zoning map change, they have to prove that it's a benefit to the Town and state what the benefit would be to the Town. How could they explain it?

Mr. Paradise: Could do it at Town Meeting and explain why this is a good idea to change the zoning map.

Chair Ippolito said the intent was to keep zoning on Essex St residential; she doesn't know how she could explain this change. G. Potts suggested Mr. Paradise come up with two plans showing how it could be done: if the zoning is not changed or conversely, if the zoning is changed. Mr. McCann said it's a catch 22; even if the zoning changes, special permit is still required. It's not something that you can go to the Town and say what we are going to do. They would like to change the whole lot to B-2 so they could build more than 8 units.

Chair Ippolito then summarized – Bruce is proposing a zoning change on a portion of his property on Elm Place and Pitman Road. He's within his rights to do this as an individual, however, he would like the zoning change to be sponsored by the Planning Board, since he believes it would have a greater chance of passing Town Meeting.

Chair Ippolito made the point that the Planning Board sponsors zoning changes that serve a public interest and are in the best interests of the Town. Why would the Planning Board want to propose this change? What benefit would the Town see? How would these criteria be articulated on this site? Mr. Paradise really couldn't say except to comment that the neighbors would probably be happy to see all those old commercial buildings (and their loud trucks and construction vehicles) disappear and a nice new development created.

No clear vision to propose at this early date. Looks as if a high-density residential development is desired by Mr. Paradise. Eliminating an A-3 buffer along the Essex St corridor could be problematic. Questions about building high-density residential in a business (B-2) district. Too many concerns, big topic that should be discussed with full board and Town Planner.

C. Bench: Talk to us about the residential buffer along Essex St. There are some residential spots on the way down to the cemetery. A. Ippolito: Sounds like you are thinking about significant residential, near the intersection and school. There will be some resistance from abutters. Mr. McCann: it's a quiet neighborhood, recognize that it will have to have a traffic study and it will be an expensive permitting process. Mr. Paradise: It is heavy use (mixed use). He's sure residents would be happy to see commercial area gone.

A. Ippolito: The Glover property is zoned for mixed use, high density, and meets all the requirements for 40R with major tax incentives. If you could do a whole site like that, people will want to know what you want to do. C. Bench: People want to know what the vision is. Mr. McCann: Marblehead did that very successfully in their downtown. A. Ippolito: It's a great site, regardless of how you do it; people will have lots of questions regarding density. Mr. McCann: could do 8/8/8 right now but that chops everything up. Have to have a plan that's going to hang together. Possible uses and configurations were discussed.

A. Ippolito: What about combining three lots? It would be good if all the Planning Board members were here. Mr. McCann: We can come back. A. Ippolito: I would like to have the whole Board and Town Planner at the discussion.

Mr. McCann, Mr. Paradise and the Board unanimously agreed to discussion the Zoning Amendment Request at the January 12, 2014, Planning Board meeting when the full Board will be present.

Mr. McCann: We're looking for an overall solution. C. Bench: What is it, what can serve the Town and take advantage of high school and accessibility to public transportation.

SUBDIVISION RULES & REGULATIONS

A. Ippolito requested C. Bench look at the rules and regulations and how can the process be updated.

HUMPHREY STREET OVERLAY DISTRICT

Still looking to put it forward at Town Meeting. Going back through all the old reports used to update bylaws to distill in terms of vision for use. Take that document and create zoning around it. A. Ippolito thinks it won't be grandiose. Use table has too many classifications; it was all about what you can't do instead of what you can do. No mechanism to negotiate a bigger building and get a park, etc. HSID, HSOD, it was not making a lot of sense. C. Bench: Schedule this at the next meeting. A. Ippolito: Town Planner is working with her so she can work with Peter Spellios and pull out the pieces that are problematic.

UPCOMING MEETING SCHEDULE

Board listed the upcoming meeting dates for next six months. A. Ippolito will verify with Mr. Kane, J. Blonder and JR Young. Plan on devoting January meeting to discuss all endeavors.

Jan 12, Feb 9, Mar 9, Apr 13, May 11, Jun 15.

Meeting adjourned at 8:10 pm on a motion made by A. Ippolito and unanimously approved.

Helen Kennedy
Planning Board Secretary