



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

MARCH 9, 2015 MEETING MINUTES

Time: 7:05– 10:00 pm

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

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

Members Absent: G. Potts

Others Present: Pete Kane (Town Planner), Chris Drucas (attorney), Italo Visco (applicant), Anthony Vivirito (architect), Ted Doyle (owner), John Paulson (engineer), Rebecca Bachand (landscape architect), Joel Whitman (resident), Kenneth Shutzer (resident), Daniel Klasnick (applicant), Paul Johnson (attorney)

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

MEETING MINUTES

Motion to approve minutes of January 2015 meeting made by J. Blonder, seconded by JR Young and unanimously approved.

PETITION 15-4

224 SALEM STREET

Petition of Italo Visco (LCB Senior Living) to construct an assisted living residence on 3+ acre site, comprised of +/- 76,000 gsf in area, including 84 units (20 for memory care residents), with 64 parking spaces. Access from Salem Street for residents and guests, from Sunbeam Lane for staff and deliveries, and emergency egress is available at the rear. Property: Map 17, Lot 23.

Attorney Drucas introduced Italo Visco who told the Board his company has experience developing similar projects in the 1990s and 2000s. LCB Living has a reputation in building traditional assisted living for residents who have needs with activities of daily living (ADL) providing social activities, housekeeping, food preparation for residents with pre-dementia and Alzheimer's in the memory care wing of the building. They handle safety concerns and are state-licensed to provide housing. Residents can be visited by medical professionals, and can go outside for medical care. Assisted living facilities are very good transitional sites; residents are happy to be where things are going on, be near retail and activities for themselves and visitors.

The intersection of Salem St and Vinnin Square is an ideal site. There are two or three structures on the site which will be demolished; the site has a wooded area which will remain untouched and a lot of ledge. They have

experience working with such sites, don't have to level the site to make it buildable. Their proposal attempts to build into the geography, similar to the site under construction in Salem, NH, and on County Road in Ipswich.

John Paulson of Atlantic Engineering was introduced to address specific questions about the site. He described the site topography and soils for the property and nearby. They are tying into most of the utility ways already in place and have conducted drainage testing. He then referenced the drainage plans as submitted (A-1 to A-9). They performed ground borings to test as close to the ledge, and referenced grade levels at various spots on the site as well as specified drainage locations. This construction will reduce stormwater offsite by a significant amount compared to current conditions, stating drainage areas can handle 100-year storms in the detention areas. Goal is to retain 100% "or more" on site. There is more than sufficient parking. They're hoping to put in sidewalks that go along Sunbeam Lane (private way) nearly to the Marshalls building.

J. Blonder asked what restrictions are on the private way which connects to a public way.

LCB developed turning radius plans for seven (7) different possible movements based on the dimensions of the fire department's largest truck – per the request of the Fire Chief. Site will accommodate fire equipment from every direction.

They then discussed cut and fills. Mentioned that it is nearly even though there is a bit more cut than fill. Green areas were noted as ledge.

Mr. Paulson went over the drainage plan program. Chair Ippolito noted that there's a significant depression in the parking lot in the nearby shopping district and asked how that would play into the plans. Attorney Drucas noted that the stormwater report had been provided to Tedesco Country Club and that no concern had been raised. Chair Ippolito stated that the water table in the area is pretty high. Mr. Paulson said that the detention areas are at least two feet above the water table as required. Chair Ippolito said she had gone through the report and felt it does address all the water concerns.

The Board then discussed their concern about the existing uses on Sunbeam Lane. The access from the adjoining shopping properties to this private way are not well planned and people use this street as a cut-through to avoid the main Vinnin Square intersection. Chair Ippolito said there will be a lot more traffic in the area, with future development of the Glover property. She said the area between the proposed site and Marshalls is a dead zone and sees that as a much more acceptable egress point (rather than Sunbeam Lane). She asked why not put a walkway out at the opposite end of the building (southeast) which she sees as a much more acceptable area and could be a main connection when the existing structures are demolished.

Mr. Visco regarding traffic: LCB encourages their residents not to have cars. Staff does have cars. Parking entrance could have a color and/or texture change at Sunbeam Lane. He said they have designed the site with sixty-four (64) parking spaces with shifts of 25 working between 7 am and 3pm (high traffic times). Visitor hours are variable and not usually during high traffic periods.

Anthony Vivirito of The Architectural Team reviewed an illustration of a possible exterior façade, similar to what they are building in New Hampshire. Goal is to minimize impact of what is a 2.5-story building (under 35 feet high) containing eighty-four (84) units of nearly 80,000 square feet. Large windows will bring in a lot of natural light. All roofs are flat and mechanical equipment will be concealed behind faux mansards. Individual units have two bedrooms and mini fridges. Residents are urged not to cook in their units, but to be out in common space to promote social contact. All exterior and interior construction material will be non-combustible. His firm works with

fire and building departments on project construction. Local speakers and musicians from the community will be brought in to entertain residents.

In response to J. Blonder's query as to how they came to the unit count, Mr. Visco said 84 units has to do with efficiency in staffing in a shared facility and to avoid institutional ambience.

Landscape architect Rebecca Bachand of UBLA described the proposed landscaping installation using red maple, birch, crab apple trees, a shade garden and seed mixes for all seasons. The rain garden will be in the runoff area. There will be a low entrance sign at the Salem St entrance. The outdoor memory care area will be fenced to prevent "wandering."

JR Young asked about the economic impact and was provided the following information: there will be 75 employees, payroll approximately \$1.8 million per annum, limited impact on town services as they also privately contract for ambulance service.

C. Bench said he is also concerned about traffic entering from Sunbeam Lane and felt that it was problematic from a safety perspective, especially considering all the current curb cuts. Mr. Visco said that is an issue they will have to negotiate with neighbors. JR Young asked if the community will be gated which it will not.

C. Bench asked about traffic during shift changes. Mr. Visco said shifts are not strictly on the hour. Workers leave at different periods and cleaners leave mid-afternoon; operation is so people don't all leave at once. C. Bench thought Paradise Road should have been done as part of the traffic analysis. There needs to be some level of mitigation. J. Blonder was curious about developing the area between the property and Marshalls. Mr. Visco said there are a number of people who are involved in the right-of-way off Sunbeam which makes it problematic. C. Bench agreed with the current plan that the main entrance on Salem St should be two-way; A. Ippolito felt it should be one-way only.

JR Young: this is an ideal development for this property.

Town Planner Kane noted that because Sunbeam Lane is a private way, there's a bit more flexibility in what the property owners could do. He suggested that they could work with the other abutters and look into installing speed tables to help reduce speeding along the street and provide safer pedestrian crossing. He didn't think using the rear egress point near the Marshalls as a primary entrance was viable because of the Marshalls delivery vehicles.

Resident Joel Whitman (One Salem St #7) was recognized and told the board he has learned a lot about traffic studies as he serves on a Conservation Commission. He thinks the project has been extremely well through-out but the developer could not have picked a worse site. Traffic in Vinnin Square is horrible, complicated by kids going and coming from high school. He felt that Vinnin Square should be incorporated into the traffic study. There needs to be a really good traffic study, lack of which would be a disservice to the project.

J. Blonder referred to the development of the Stop & Shop property 23 years ago for which a traffic study of the whole area was done and in cooperation with Salem, Marblehead and Swampscott. He suggested a meeting between the three planning boards. Mr. Whitman suggested a peer review where the applicant would pay for that review. P. Kane stated that a peer review is allowed through the rules and regulations for a site plan special permit. C. Bench said he felt that a peer review for this site will not find the solution. He thinks there is minimal impact on traffic signals from this project and that doing a peer review or even a wider study will just provide the same result as the current study. Energies are much better spent on how we manage traffic in the greater Vinnin Square area. J.

Blonder then asked if there are grants to do that kind of study which P. Kane said you can apply to the MPO to get technical assistance funding to do that.

Resident Ken Shutzer was recognized and said he is here as a resident only, not in a legal capacity. He also lives at One Salem St and told the Board he waited through three traffic light changes because of traffic congestion. This is putting a good project against the need... the purpose of this hearing is to get a sense of overburdening this area. He doesn't like the site but he does like architecture. Traffic impact can't be minimized; across the street there's a large area that has to be developed. He thinks there will be many more cars in that area. A lot of time and effort has been put in but transportation part has not been truly vetted. We have control over this with peer review; Board may decide this is not a good project for this location. Not a great idea for this location; only asking that this Board charge applicant with traffic study peer review.

JR Young made a motion to send favorable recommendation of this project to the Zoning Board of Appeals. C. Bench seconded the motion. J. Blonder then asked to amend it in order to require a peer review. A. Ippolito seconded that motion – only received two votes and failed. Mr. Visco then stated that LCB Senior Living would be willing to put forward funds to partially support a larger separate traffic study of the greater Vinnin Square area (with funding from other groups as well).

C. Bench moved to recommend favorable action to the ZBA to and include recommendation of the Planning Board consistent with the statement that the applicant contribute to a traffic study of the greater Vinnin Square area; seconded and unanimously approved.

J. Blonder then motioned to direct the Chair to invite Salem, Marblehead and MassDOT to a future meeting to discuss the traffic study.

PETITION 15-5

531 HUMPHREY STREET

Petition of CCATT-LLC to remove six antennas and replace six antennas at the same height and location on the existing wireless communication facility. Applicant proposes 12 lines of 7/8" coax cabling & 12 twin tower mounted amplifiers and equipment upgrades within the existing shelter. Property: Map 21, Lot 2.

Daniel D. Klasnick of CCATT reiterated the petition intent. Chair Ippolito confirmed the details of the application.

J. Blonder moved to recommend favorable action to the ZBA. Motion seconded by JR Young and unanimously approved.

PETITION 15-7

147 FOSTER ROAD

Petition of Nino Dipietro to construct a second-story addition to the existing dwelling, increase of more than 800 sf. Property: Map 9, Lot 548.

Attorney Paul Lynch was recognized and told the Board the dimensional relief is required because a portion of the existing home only has 19.3 feet front setback (where required is 20 feet). Nothing else on the property will be changed other than to add the second story. Building height will be 29.6 feet, up from the current 23.1 feet. No changes to the land.

C. Bench: What are the other abutters like? Single family homes.

J. Blonder moved to send favorable recommendation to the Zoning Board of Appeals. Seconded by JR Young and unanimously approved.

ZONING AMENDMENT REQUEST

The Board discussed the previous request from Bruce Paradise to consider a 40R district which would include his property on Elm Place, Essex Street, and Pitman Road. The Board is interested in looking at this type of overlay for the area, but they need to look at the whole area. What does it mean to the whole neighborhood? This won't be determined in the next couple of months. The Board would like to get past the Humphrey St zoning piece first before taking this on.

C. Bench: We've had good discussions about what would be a better approach than Mr. Paradise's desire to just change the zoning type.

A. Ippolito: I'm not comfortable with the Planning Board pushing that original idea. We have to do what's best for the Town. A 40R district may be it but there's no guarantee that a 40R is right for the area. May not make sense to go as far as Elm Place.

The Planning Board will not currently pursue a 40R; there are other issues that need to be considered in the master plan to understand what the needs are.

SUBDIVISION RULES & REGULATIONS

JR Young is reviewing rules and regulations of other municipalities. P. Kane found four sets of recently revised regulations that the group is using to help revise Swampscott's current regs. G. Potts did not attend the last group meeting; the group will be scheduling a follow up meeting soon.

HUMPHREY STREET OVERLAY DISTRICT

P. Kane discussed the current public outreach plans for the Humphrey Street Overlay District proposed bylaw. There will be two public information sessions: March 19 and April 16. There will also be a special session for business owners on April 2. The Lynn Area Chamber of Commerce has offered to help promote the business session.

C. Bench had a question about one line in the bylaw and recommended including "or commercial" for clarity. P. Kane then asked all board members to thoroughly review the bylaw over the next couple weeks to see if there are other elements to update.

MASTER PLAN

The Board then discussed the Master Plan and the request to have a representative from the Planning Board serve on the new Master Plan Committee. P. Kane went through the list of other boards that were asked to also provide representatives such as: Capital Improvement Committee, Conservation Commission, Disability Commission, DPW, Harbor & Waterfront Advisory Committee, Historical Commission, Recreation Commission, School Committee.

After some discussion, J. Blonder said he would serve as the representative.

C. Bench moved to adjourn, JR Young seconded, unanimously approved.

Meeting adjourned at 10:00 pm.

Helen Kennedy
Planning Board Secretary