



TOWN OF SWAMPSCOTT

PLANNING BOARD

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

MEMBERS
ANGELA IPPOLITO, CHAIR
CLINTON BENCH
GEORGE POTTS
BILL QUINN
JR YOUNG

STAFF
HELEN KENNEDY, SECRETARY
S. PETER KANE, TOWN PLANNER

APRIL 30, 2015 MEETING MINUTES

Time: 7:10– 8:00 pm

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

Members Present: A. Ippolito, C. Bench, B. Quinn, JR Young

Members Absent: G. Potts

Others Present: Pete Kane (Town Planner), Sandra (Salem State University student), Justina Oliver (resident), Wig Zamore (property owner representative)

Meeting called to order at 7:10 pm by Chair Angela Ippolito.

MEETING MINUTES

Minutes of the April 13, 2015, Planning Board meeting unanimously approved.

TOWN MEETING WARRANT – ZONING ARTICLE HEARING

HUMPHREY STREET OVERLAY DISTRICT ZONING BYLAW

Chair Ippolito read the language of the warrant article. She pointed out that this zoning article has gone through a number of public meetings last year and this year as well as a hearing last year.

Town Planner Kane then explained some of the changes that were made since last year's hearing. If the bylaw is approved, the Planning Board will be the design review element. There are design guidelines in the bylaw which will direct the Planning Board.

Jusina Oliver asked if the new bylaw would mean that there will be restaurants on Blaney St (since it is part of the proposed district). A. Ippolito explained that while a person could apply for that use special permit for a property there, it isn't a by-right that a restaurant can be located there. P. Kane stated that part of the use special permit review would have to evaluate the surrounding uses as well. And given that Blaney is primarily residential, it's unlikely the ZBA would find it appropriate to allow that type of use there. The allowance for a use special permit for a restaurant in the A-3 (residential) district was directed toward those A-3 properties along Humphrey St.

There were no further questions from the public.

JR Young moved to recommend favorable action to Town Meeting; B Quinn seconded; unanimously approved.

SECTION 2.1.2.0. ESTABLISHMENT OF OVERLAY DISTRICTS

Chair Ippolito opened the article hearing by reading off the language of the article. She then explained that this article is essentially housekeeping. P. Kane noted that it doesn't impact the smart growth bylaw that was adopted. There is an early section in the zoning bylaw that lists out the overlay districts in town. When the smart growth overlay was adopted last May, this portion of the bylaw wasn't revised. This is just to update Section 2.1.2.0. to acknowledge the smart growth overlay already in place.

There were no questions about the article.

B. Quinn moved to recommend favorable action to Town Meeting; seconded by JR Young; unanimously approved.

SECTION 3.2.0.0. SIGNS

The final zoning article for Town Meeting consideration was read by Chair Ippolito. P. Kane stated that this article is just to add in the requirement that signs in the B-1 district must have a black background. It does not modify any of the already existing requirements about other colors or sizing.

A. Ippolito asked the Board if they want to limit the color. P. Kane noted that the bylaw already specifies the color of the sign lettering and the outer gold band element. It was then asked if free-standing signs are allowed. P. Kane said they aren't allowed in the B-1, those that are there are grandfathered. When Nguyen Vietnamese restaurant was proposed, they were allowed to keep the free standing sign but were required to use the black/gold color elements for the sign.

A. Ippolito explained that her concern is with the materials of the signs. Signs at the Orloff building are consistent and nice looking. She suggested that maybe there could be a way to have an incentive to have business owners make their signs consistent.

It was then noted that specifically for the Humphrey St area, if the overlay district is approved, Planning Board would have design review over these signs. C. Bench said he doesn't think the town is ready for sign changes in the center of Swampscott. Other public meetings have found there has always been a certain amount of pleasure taken in designs. A. Ippolito suggest specifications like pressed board or Hardy board with gold lettering.

P. Kane said that considering and specifying the materials is a good idea but said that to make that decision and recommendation, the Board should know what material options there are to choose from. He also pointed out that leaving the color up to the discretion of the board could result in a forceful applicant going outside the desired color.

Under the bylaw, a business proposes its sign design to the Building Department. If it conforms to the bylaw requirement, the sign is approved. If not, they must seek a special permit. P. Kane noted an example of this is Mission on the Bay. The bylaw only allows one sign but Mission on the Bay sought two signs due to their building orientation and road layout.

A. Ippolito said she would withdraw her recommendation and suggested that they take it up for the next Town Meeting.

JR Young moved to recommend favorable action to Town Meeting; seconded by C. Bench; unanimously approved.

Wig Zamore, representative of the Athenas family, told the Board they are trying to put together proposals that would be favorable to the town. The family is going to want to realize value from the restaurant business. There would be no development at all on the Salem portion of the General Glover site. They are going to be sensitive to the St. John's Church. They want to make sure that all things work together and have a strategy. He noted that the brothers own the property debt-free. A. Ippolito said that once you get out of Boston and on the North Shore, Hawthorne is prominent with a great view of Boston. Mr. Zamore said he'll be ready to talk with the Town Planner and Planning Board if the overlay district is passed.

Chair Ippolito and Planner Kane will give the presentations at Town Meeting.

Motion to adjourn unanimously approved.

Meeting adjourned at 8:00 pm.

Helen Kennedy
Planning Board Secretary