



TOWN OF SWAMPSCOTT

PLANNING BOARD

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

MEMBERS

ANGELA IPPOLITO, CHAIR
GEORGE POTTS, VICE CHAIR
BILL QUINN
JR YOUNG

STAFF

HELEN KENNEDY, SECRETARY
S. PETER KANE, TOWN PLANNER

JUNE 15, 2015 MEETING MINUTES

Time: 7:10– 8:15 pm

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

Members Present: A. Ippolito, G. Potts, JR Young, B. Quinn

Members Absent: None

Others Present: Pete Kane (Town Planner), William DiMento (attorney), Andrew Rose (applicant), Mr. Lee (architect)

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

MEETING MINUTES

Chair Ippolito asked if everyone reviewed the minutes. She didn't recall having any issues. Board members affirmed they had read. B. Quinn moved to approve minutes, seconded by G. Potts and unanimously approved.

SITE PLAN REVIEW

PETITION 15-19

505 PARADISE ROAD

Petition 15-19 for 505 Paradise Road, applied by 505 Paradise Road LLC c/o Centercorp Retail, is for a use special permit, special permit for nonconforming uses and structures, special permit for parking and loading requirements, special permit for general landscaping and screening requirements, and site plan special permit.

Attorney DiMento represented Centercorp and told the Planning Board this was an existing property that is going to be used. Andrew Rose, of Centercorp, said they were here to share information in advance of the Wednesday night ZBA hearing.

Architect Mr. Lee represented plans for the Planning Board to review. Two curb cuts on Paradise Road would be reduced to just one. The UPS Store, dry cleaners, and Norman's Paint (existing businesses) will be relocated to other Centercorp retail spaces in Vinnin Square (on the mall side of the road). Petitioner is looking to renovate the building to accommodate the new Walgreens (which will be moving over from the opposite side of Paradise Road). Total building footprint will be reduced by 367 square feet. They've filed with MassDOT regarding the curb cut (exists on a state road). The north side of the building will be used as a loading area. Parking spaces will be reduced from 98 to 76 to change the circulation and reduce cut through. Utilities and water on site will remain. There will be significant

improvements to the stormwater management on the site – six new catch basins. DPW has provided comment on this.

Because the Walgreens will be greater than 10,000 sf, they are seeking a use special permit. They will also use low lighting adjacent to the residential property. Landscaping will include three trees and 12 shrubs – total landscaping will increase from 3% to 4%. They are also seeking a special permit for the drive through and waiver on compliance.

A. Ippolito said she is thrilled about the drive through as it will help to reduce amount of elderly trying to walk through the parking lot to get to the building. She was concerned about pedestrian access from the parking area. They reviewed pedestrian access and flow with the new plan.

In discussing the landscaping, Mr. Rose said they intend to keep the trees they currently have but will move them. They have to be moved at the appropriate time though.

He pointed out that the traffic impact (via the traffic study) will be negligible since the property is already of the same size and commercial use.

A. Ippolito: It appears you've taken the DPW remarks into account. These plans certainly are an improvement for Vinnin Square. The number of curb cuts have always made it a free-for-all for drivers to cut through. The drive through area only provides one-way access which further reduces that cut through.

Planner Kane: The new location for the Walgreens also works well for the proposed assisted living facility next door. Both developments are proposing upgrades that will improve Sunbeam Lane.

G. Potts: Maybe you should install signs indicating direction going in and going out.

JR Young made motion to recommend favorable action to the ZBA, seconded by G. Potts. Motion unanimously approved.

MEETING SCHEDULE

The Board agreed to the following meeting dates for the remainder of 2015:

- Monday, July 13
- Monday, August 10
- Monday, September 14
- Monday, October 19
- Monday, November 9
- Monday, December 14

MASTER PLAN

The Board discussed the next master plan forum which will focus on housing, economic development and historical assets. The forum will be on Thursday, June 18, and run from 6:30 to 9p. P. Kane said that it's an open house format and people are invited to come at any point during the session. It will include a recorded presentation so

people can view it whenever they arrive. The forum will look at ways to increase commercial development and looking at the housing stock and what the town needs.

BOARD VACANCY

They discussed the search for Clinton Bench's replacement. The individual will serve out the remainder of the year until the annual election in April. They could then run on the ballot to fill out the remaining term of the seat.

JR Young moved to adjourn, B. Quinn second, unanimously approved.

Meeting adjourned at 8:15 PM

Helen Kennedy
Planning Board Secretary