



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
S. PETER KANE, TOWN PLANNER

AUGUST 10, 2015 MEETING MINUTES

Time: 7:08– 8:43 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), Stephanie Sullivan-McCaughey (applicant), Richard Smith (architect)

Meeting called to order at 7:08 pm by Chair Angela Ippolito.

SITE PLAN REVIEW

PETITION 15-24

324 ESSEX STREET

Chair Ippolito opened the review for the proposed new building. Richard Smith said that they have now taken into consideration the Planning Board's comments from the previous meeting. Their concept now is a mixed-use building.

The units on either end are now ground level with the first floor being commercial. Center of building will be indoor parking. Second floor is duplex units above the garage, with single-story residential above the commercial space. From street view, building will be two stories on the ends and three stories in the center. The design carries the commercial feel along the first floor from the neighboring mixed-use building. The outdoor space may be for the residential or the commercial space. It hasn't been determined yet.

The Board discussed the issue with on-street parking. It's currently allowed but can be tight due to traffic flow. Shift from all-commercial to mixed use will help to reduce the parking demand.

The residential units will be condos (not apartments) and applicant intends to sell the commercial units rather than rent. Height of proposed building is about 34' (35' is maximum allowed).

There is basement level below both commercial spaces. There is an existing basement, the new one is slightly larger but utilizes most of the area. There may be some minor ledge chipping that will be needed, but no blasting.

Applicant discussed their concept with neighboring property (clockshop). The concerns were about the building height (though their building is the same height) and they didn't want to lose commercial aspect.

Construction would be of modular method.

Plans include roof decks for the duplex center units. The smaller units on the ends don't have roof decks because they would be looking into the duplex unit windows.

A landscape plan is being flushed out. They don't want to solidify it until they know the type of commercial use that is in the spaces. James Emmanuel is doing the landscape design.

Drainage – the front of the existing building drains to the street or the train tracks. Under the proposal, all hard-surfaced area will be captured into leaching pits with overflow into catch basin system.

Demolition – applicant is currently getting quotes. A 21E has already been done on the property.

JR Young made a motion for favorable action on the revised proposal. G. Potts seconded; unanimous approval.

PLANNING BOARD VACANCY

A. Ippolito gave a recap of the interviews with Beth Isler, Sarah Walker, Don Giard, and Ariane Purdy. She explained how strong each candidate was, what they would offer to the Board, and how they came across during the interviews.

Beth Isler and Sarah Walker were the top two choices. The Board then discussed what the two candidates could offer.

Planner Kane then explained the process to fill the vacancy. Planning Board members will need to attend the August 19 meeting of the Board of Selectmen (in Town Hall). At that time, the two boards will take a vote together to make the appointment.

The Board was in agreement to support Beth Isler for the vacancy.

MASTER PLAN UPDATE

P. Kane explained how the last forum in July went. He talked about the setup that was done in the Senior Center, the various activity areas and topics, and the attendance. He said that MAPC is now in the process of doing targeted interviews with boards and departments for further information, but they are also now starting to develop the plan elements based on the information that's already been collected. The Master Plan Committee is considering doing a forum (most likely in September) with middle and high school students to help engage them but to also get their feedback. There's also discussion of a possible Q&A forum with Town officials which may happen in October so they can discuss any of the drafted objectives and goals from the master plan. The final forum will be held most likely in early November to present the draft Master Plan, with the final version being completed in December.

B. Quinn suggested that the student forum be tacked onto a pre-planned school assembly.

A. Ippolito suggested reaching out to For the Love of Swampscott to encourage their members to attend the next forum.

B. Quinn also brought up that the high school tv program does a one-hour interview session pretty regularly. It could be a good way to both talk about the master plan but also to let students know about the upcoming assembly.

MACHON SCHOOL

P. Kane informed the Board that a Request for Ideas, Innovation and Interest (RFI) has been released to solicit ideas for the old elementary school. He discussed the purpose of the RFI and the intended process: three-five concepts will be selected, these will then be presented to the public. Based on the public's feedback, a decision will be made on the final use so that an RFP can be put together. Board members talked about some of their ideas – they were encouraged to submit their ideas.

JR Young moved to adjourn, G. Potts second, unanimously approved.

Meeting adjourned at 8:43 PM

S. Peter Kane
Town Planner / Energy Efficiency Manager