



TOWN OF SWAMPSCOTT

PLANNING BOARD

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

MEMBERS
ANGELA IPPOLITO, CHAIR
GEORGE POTTS, VICE CHAIR
BETH ISLER
BILL QUINN
JR YOUNG

STAFF
S. PETER KANE, TOWN PLANNER

SEPTEMBER 14, 2015 MEETING MINUTES

Time: 7:00– 9:30 pm

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

Members Present: A. Ippolito, B. Isler, B. Quinn

Members Absent: G. Potts, JR Young

Others Present: Pete Kane (Town Planner), Christina Hansen (resident)

Meeting called to order at 7:00 pm by Chair Angela Ippolito.

MEETING MINUTES

The Board discussed the drafted minutes for May 12, 2014, Aug 10 & Aug 19, 2015. B. Quinn made a motion to approve the minutes, seconded by B. Isler and unanimously approved.

SITE PLAN REVIEW

PETITION 15-29

29 PURITAN ROAD

Town Planner Kane informed the Board that the attorney representing the applicants for Petition 15-29 had submitted a request that morning to withdraw the application. The ZBA will vote on the withdrawal request at the hearing on Sept 16. The Planning Board had a short discussion about whether the application was basically a demolition and rebuild or an addition and remodel.

PETITION 13-3

223 PURITAN ROAD

The Board discussed the original petition and site plan review process that dated back to 2013. Since the granting of the site plan special permit by the ZBA in 2013, the new home has completed construction. A. Ippolito and P. Kane then pointed out areas of the approved site plans that were not installed: the circular drive, landscaping in front yard, circular interior landscaped area of drive. They also reviewed the Planning Board letter of support they had supplied to the ZBA prior to the granting of the special permit.

The Board then voted to send a letter to the Zoning Enforcement Officer (Building Inspector) to request enforcement for the implementation of the approved site plan (as discussed with the Planning Board and approved by the ZBA). The Planning Board feels the finish construction does not conform to the approved site plan (both version of plans that were submitted during the petition review process). Features that are specifically missing: circular drive with

interior landscaped circle area (which formed the center of the drive), reduction in driveway area compared to pre-construction conditions, and landscaped, non-hardscaped areas in the front yard area at sides of driveway. As noted in the Planning Board letter of support, the Board was happy and supportive of the landscaped interior circular area of the driveway that was depicted in the plans.

ENFORCEMENT CONCERNS

FREE-STANDING SIGNS ON THE BEACHES

A. Ippolito brought up concern with ongoing signs on the beaches in town. There are a number of free-standing signs on the beach that's part of 149 Puritan Road. The bylaw allows for the sign (no trespassing/private property) on the house or a fence (one sign), but not a free-standing sign. The condition is ugly and unsightly and viewable from the public beach and park land (Polisson Park). The Board voted to send a letter to the Zoning Enforcement Officer (Building Inspector) requesting that the sign bylaw be enforced by requesting that the free-standing signs be removed. Concern was also raised about a free-standing sign posted on a large pole by the beach at 165 Puritan Road.

ZONING BYLAW DISCUSSIONS

AWNINGS

P. Kane raised an issue that when Town Meeting adopted the new awning bylaw at the May 2014 session, it added in a layer of review (administrative site plan review) but did not modify the sign special permit element for awnings – thus forcing applicants to go through two steps in order to add or replace an awning for commercial purposes. The Board stated they would like to see if it's possible to get a warrant article drafted in time for the November 2015 Special Town Meeting – Town Planner to look into this.

HOTELS/INNS/B&BS

A. Ippolito brought up that since the closing of Marian Court College that there have been thoughts that a hotel may be a great opportunity for the site. She also pointed out that through the master plan process, the town has found that we have no tourism to help support our commercial activity. She has spoken with some neighbors who seem to like the idea of a hotel in that area.

P. Kane then noted the issues around the current definition in the zoning bylaws for a bed & breakfast establishment: no more than three rooms, can't modify or expand parking area already in place, can't modify or expand exterior already in place, can't install a sign identifying the B&B. He stated that he feels the definition needs to be revised as it's currently too limiting.

P. Kane recommended making hotel and inns allowed in all residential districts by special permit (not motels). A. Ippolito agreed that there would be a number of benefits in doing this.

Board agreed they would like the Zoning Bylaw Review Subcommittee to take on this topic. B. Quinn and P. Kane will work with the subcommittee to schedule next meeting and begin the research.

MASTER PLAN UPDATE

P. Kane gave an update on the remaining items for the master plan:

- Committee meeting on Sept 28
- Housing Forum (also part of the Housing Production Plan) on Oct 15
- Tabling events at Farmers Market and Whole Foods/Panera to happen in October
- Final Master Plan Forum on Nov 19

Meeting adjourned at 9:30 PM by motion of B. Isler, second by B. Quinn, and unanimously approved.

S. Peter Kane

Town Planner / Energy Efficiency Manager