



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
DANIELLE LEONARD, SECRETARY

OCTOBER 19, 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, G. Potts, JR Young

Members Absent: None

Others Present: Pete Kane (Town Planner), Chris Drucas (attorney), William DiMento (attorney), Andrea Cohen and Jody Heller (petitioners), Jacqueline Shanahan (resident), Ava Hoppenstein-Shore (resident), Robert Zirelli (architect), Peter Olgren (engineer), Charles Blander (resident), Katherine Skaletsky (petitioner), Jeff Shub (attorney), Christopher Hall (architect)

Meeting called to order at 7:02 pm by Chair Angela Ippolito.

MEETING MINUTES

The Board discussed the drafted minutes for September 14, 2015. B. Isler made a motion to approve the minutes, seconded by G. Potts, and unanimously approved.

SITE PLAN REVIEW

PETITION 15-32

Application of ANDREA B. COHEN & JODY HELLER, TRUSTEES for dimensional special permit and site plan special permit to demolish existing single-family dwelling and construct a new single-family dwelling on a 10,117 sf lot with frontage of 98 ft, where 30,000 sf and 125 ft of frontage are required. Map 32, Lot 59

34 BLODGETT AVE

Atty. William DiMento, Architect Robert Zirelli, and Peter Olgren of Hayes Engineering discussed plans for the property to be built at 34 Blodgett Ave. and requested consent from the planning board. Chair Ippolito asked what type of foundation is currently in place and Atty. DiMento responded that it was concrete. Chair Ippolito also asked if the attic was going to be built out, and the response was yes. Mr. Kane inquired about the interior gross square footage as stated on the original application appeared to be in disagreement with the plans presented at the meeting. On the application, it was indicated that the square footage would be 4528, but per the plans provided at the meeting by the petitioners it was concurred that the correct square footage was actually 5969 and the proposed density was really .59. The current square footage of the existing home is 2997 with a density of .296. Atty. DiMento mentioned that he would have the corrected plans delivered to all zoning board members, as well as with Planner Kane and the Clerk's office. Atty. DiMento also mentioned a petition of support from some of the area neighbors.

Chair Ippolito opened the hearing up to any abutters who wished to speak.

Abutter Charles Blander of 10 Blodgett Ave. inquired about the height of the existing structure and how it compares to the proposed structure. Mr. Zirelli mentioned that it would be 8 feet higher. Mr. Blander mentioned that it's important to him because it will affect his view of the ocean. He also mentioned that he felt the higher structure is not inconsiderable and it will affect the values of the homes across the street negatively because they will no longer have a clear view.

Abutter Jacqueline Shanahan of 37 Blodgett Ave. spoke next and presented her own photos of what's been discussed, including a photo of the skeleton structure. She pointed out that the application was lacking and missing information and that the attic plan was not submitted as well as the vegetation plan. She indicated she felt that the main application was missing square footage of approximately 1100 feet and that is a significant difference. She mentions that an argument could be made that this petition not be presented to the ZBA on Wednesday because it is inaccurate and does not provide abutters enough time to respond to the corrected plans. She submitted a petition of names of concerned neighbors. She believes the project will have a negative impact on her side of the street because of the view. She also mentioned that she doesn't feel the style of the home is consistent with the character of the neighborhood and by constructing such a large structure; they are inadvertently privatizing the coastline of the town with such a large home.

Abutter Ava Hoppenstein Shore spoke that she is excited to have new neighbors but is concerned about the size of the prospective home. She mentioned that she feels that there are lots of angry people that bought their homes for the views and paid a premium for those views and that they will now have those views taken away because of the size of this home. She mentioned that she feels the values will decrease because the view is gone if this house is built with these specifications presented tonight.

Chair Ippolito stated that she was familiar with the bylaws and is aware that what was being presented does fall within the bylaws technically but that they were discussing the effect that the project would have on the neighbors as well as the neighborhood.

Planner Kane stated that his main concern was that the gross square footage was misrepresented and the fact that the lot is nonconforming as it is and that this project would make it even more nonconforming. Mr. DiMento requested that the board remember that the site plan is within bylaws and stated that you cannot protect the views for the neighbors. Mr. Young stated that something so large changes the characteristics of the neighborhood and that he would prefer to see something with reduced square footage and a different roofline or shape. Mr. Young said he could not recommend favorable action. Ms. Isler stated that the density is actually much higher than stated in the application. Mr. Quinn stated that the footprint seems reasonable but the three-story structure is huge and he would like to see a landscape plan as well. Chair Ippolito mentioned that we all have a legitimate concern about density.

Motion: By Mr. Young to recommend unfavorable action due to the square footage discrepancy and the density issue and the effect that it would have on the character of the neighborhood with the caveat that if something less massive is proposed with a better ridge line and also a landscape plan, it would be reconsidered. 2nd by Mr. Potts, unanimous vote.

PETITION 15-33

1 CLIFF ROAD

Application of MARK & CATHERINE SKALETSKY PRESENT. for special permit (nonconforming use/structure) and site plan special permit to demolish an existing dwelling and construct a new 3,589 sf residence; lot is pre-existing nonconforming due to lot area of 21,841 sf where 30,000 is required. New home will conform to all current zoning setbacks and requirements. Map 36, Lot 19.

Mr. Christopher Hall, the architect for the project and Peter Olgren of Hayes Engineering presented the plans for 1 Cliff Road. Discussion ensued concerning size and height with Chair Ippolito inquiring if there would be any blasting done to which Mr. Hall replied no. Mr. Hall submitted a letter that was sent to the board by the abutters at 15 Cliff Road with a favorable recommendation for the project. Planner Kane inquired about the two existing pathways shown on the plans and whether or not they would remain and Mr. Hall responded that they would not. Ms. Isler inquired about any changes in height and Mr. Hall replied no.

Motion: By Mr. Potts to recommend favorable action on this plan, 2nd by Ms. Isler, unanimous vote.

SUBDIVISION CONTROL LAW

15ANR-2

(224 SALEM STREET)

ANR application to create a parcel “A” from 224 SALEM STREET. Parcel “A” will not be a building lot and will be deeded to and remain part of other land deeded to Keating (Assessors Map 17, Lot 33). Property: Map 27, Lot 13

The Board discussed the ANR plan submitted and how it relates to the adjoining property owned by Mr. Keating. They discussed what’s required in order to endorse an ANR.

Motion: By Mr. Young that the Planning Board endorses 15ANR-2 (224 Salem Street), 2nd by Mr. Potts, unanimous vote.

ZONING BYLAW DISCUSSIONS

DISCUSSION AND CONSIDERATION TO APPOINT ANTHONY PAPROCKI TO VACANT SEAT ON SUBCOMMITTEE.

Town Planner Kane noted that the Zoning Bylaw Review Subcommittee (a subcommittee of the Planning Board) currently has a vacancy due to one member having moved out of town. He said he had spoken to Tony Paprocki who is a practicing architect and member of the ZBA. Tony had expressed interest in serving on the subcommittee and then submitted a letter of interest.

Motion: By Mr. Potts to appoint Anthony Paprocki to the vacant seat on the subcommittee, 2nd by Mr. Young, unanimous vote.

UPDATE ON ZONING BYLAW REVIEW SUBCOMMITTEE

Mr. Quinn stated that the subcommittee will meet once a month to discuss zoning bylaws and suggest areas for clarification or improvement. The October meeting was focused on the awning bylaw and hotel, motel and bed and breakfasts regulations with the intent of comparing zoning bylaws of neighboring communities such as Salem, Marblehead and Newburyport. The committee also discussed the awning bylaw and appropriate fee structures. Planner Kane will put together a proposal regarding how to handle awnings and whether or not they will require a special permit and site plan review for the next ZBRS meeting.

Chair Ippolito suggested the the subcommittee refer to the website www.historichotelsfamerica.com to assist with some ideas. Planner Kane requested that two Planning Board members be present at the Marian Court Presentation on 10/28/15 at 7pm. The board decided that Chairwoman Ippolito and Ms. Isler would attend.

MASTER PLAN UPDATE

Planner Kane mentioned that the housing production plan forum went really well with approximately thirty people in attendance. He mentioned that MAPC is finalizing chapters and committee has been reviewing different drafts from MAPC. The next committee meeting is this Wednesday October 21st to discuss transportation. The final forum is December 1st at 7pm at the high school auditorium. He mentioned that the next public meeting for the Machon site is November 10th where they will discuss the five concepts that came through from the RFI process. He mentioned that town meeting is November 23rd.

Motion: To adjourn by Mr. Young, at 9:25PM, seconded by Ms. Isler, unanimous vote.

Danielle Leonard
Secretary, Planning Board & ZBA