



# 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

# NOVEMBER 9, 2015 MEETING MINUTES

**Time:** 7:00– 8:30 pm

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

**Members Present:** B. Isler, B. Quinn, G. Potts, JR Young

**Members Absent:** A. Ippolito

**Others Present:** Pete Kane (Town Planner), Jon Garbowski (petitioner), Graham Salzburg (architect)

Meeting called to order at 7:06 pm by JR Young.

## MEETING MINUTES

The Board discussed the drafted minutes for October 19, 2015. B. Isler made a motion to approve the minutes, with corrections by B. Quinn and JR Young, seconded by B. Quinn and unanimously approved.

## SITE PLAN REVIEW

### PETITION 15-34

### 57 MONUMENT AVENUE

Application of Jon Garbowski for dimensional special permit, special permit (nonconforming use/structure) and site plan special permit to add a 2-car garage with studio space above including a mudroom addition between proposed garage and existing 2.5-story house. Map 4, Lot 43.

Graham Salzburg, architect, displayed plans for the project. Per Mr. Salzburg, proposed addition is within setback requirements. He is proposing an asphalt driveway, but is open to other suggestions based on board feedback. Per Mr. Garbowski, feedback from one neighbor was very supportive. He indicated the hedges would be removed, but the tree would remain. Mr. Potts inquired as to what type of heating would be used. He also inquired as to where the condenser would be placed. Ms. Isler inquired as to whether the driveway could be narrowed at all to be consistent with other properties in the area. Mr. Kane mentioned that whatever could be done to reduce the impervious surface would be helpful as they cannot increase percentage of impervious surface. Mr. Young mentioned that he likes the look of the plans. Mr. Kane submitted comments from Chairwoman Ippolito, who was absent. She would not recommend favorable action for a number of reasons.

**Motion:** By Mr. Young, for favorable recommendation provided they incorporate the landscape plan, and reduce pervious percentage not to exceed current level, and not to remove the front dogwood tree. Seconded by Mr. Quinn, unanimous vote.

**Motion:** By Mr. Quinn to submit Chair Ippolito's comments to the Historic District Commission for advisement, seconded by B. Isler, unanimous vote.

## FUTURE OF WHITE COURT

### RECAP OF PUBLIC DISCUSSION FORUM OCTOBER 28, 2015 AND POTENTIAL ZONING BYLAW CHANGES THAT MAY BE NECESSARY

Mr. Kane mentioned that approximately 100 people attended, and that they received some very good feedback. Four different concepts were presented for possible reuse options: 1. Educational use, small college or prep school. 2. A boutique hotel. 3. An independent living community. 4. A private club.

All four proposals would preserve the original structure. Numerous people asked questions. The boutique hotel was the preferred choice for tax benefits and only one of the four proposals that would allow for public access. The forum was then opened up to residents. Abutters and residents had many suggestions. Approximately 12 out of 20 residents would prefer the hotel. There are no specific next steps as this was just a discussion for suggested possible use and is currently in the hands of the property owner.

## ZONING BYLAW REVIEW SUBCOMMITTEE

Mr. Quinn provided a recap of the recent Zoning Bylaw Review Subcommittee meeting. The subcommittee met and discussed what other towns do in terms of lodging and how they regulate different types. They mentioned that they needed to define each type of lodging specifically, and then they could look to regulate them properly. Mr. Quinn suggested that committee members take a crack at definitions to come out with a working version of each definition of lodges, boarding houses. He also mentioned that no towns have a definition of AirBnB, and that zoning member Tony Paparocki is currently researching the term. Mr. Kane mentioned that the first step would be to define length of stay. The subcommittee is hopeful that they will have some definitions ready to be discussed at their Dec 3 meeting.

## MASTER PLAN UPDATE

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

- Final Master Plan Forum on Tuesday Dec. 1
- Next committee meeting is Monday Nov. 16<sup>th</sup>

Mr. Kane also mentioned that there is a meeting on the status of the Machon School on November 10<sup>th</sup>, 2015.

**Motion:** To adjourn by B. Quinn at 8:26 PM, seconded by B. Isler, unanimously approved.

Danielle Leonard  
Planning Board Secretary