



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, DIR. OF COMM. DEV.

MARCH 14, 2016 MEETING MINUTES

Time: 7:00 -8:52p
Location: Swampscott Senior Center, 200 Essex Street (rear)
Members Present: A. Ippolito B. Quinn, G. Potts, B. Isler, JR Young
Members Absent: None
Others Present: Pete Kane (Dir. of Community Dev), Mary Bester (resident)

Meeting called to order at 7:03 pm by Chair Ippolito.

MEETING MINUTES

The Board reviewed the drafted minutes for the February 2016 meeting. B. Isler made a motion to approve the minutes, seconded by B. Quinn, and unanimously approved.

GENERAL DISCUSSION

HISTORIC DISTRICT COMMISSION PRELIMINARY REPORT

P. Kane provided some background information on the report – the Historic District Commission established a Historic District Study Committee (HDSC) to evaluate the potential of adding a new local historic district area that would include Rockland Street. The HDSC evaluated the street and submitted a Preliminary Report to the Planning Board and Mass Historical Commission (the first required step in added a district area). G. Potts asked about process if an amendment is needed for a change - it can be brought forward by a board or a resident. A. Ippolito explained this area is being proposed due to a recent purchase of 57 Rockland St and the proposed demolition of the home. The Historical Commission instituted a 9-month demolition delay. She also said a lot of neighbors are in support and want this protection. Mary Bester of Rockland St was in attendance to share her support.

The Board discussed whether the bylaw would prevent the demolition of 57 Rockland St. Because the demo permit was APPLIED FOR prior to the study, report, and vote - it may not apply. Mary Bester asked what the 9-month demo delay was intended for. A. Ippolito explained its intent is to allow the Historical Commission to work with the property owner for preservation of the building (in whole or part) - though it's not required. MS. BESTER explained that it looks like they were doing asbestos removal but weren't properly protecting the site. She contacted Town offices and DEP. DEP confirmed there was some asbestos on the flat roofs.

The Board will review the preliminary report and then make a determination on any comments at the April meeting.

ZONING WARRANT ARTICLES

The Board discussed possible dates for the zoning article hearing. They agreed to use the April 11 meeting to perform the hearing (start the meeting with zoning article portion first). A. Ippolito reviewed the three proposed zoning articles:

First Article – The article deals with typographical issues in section “3.2.0.0. Signs.” B. Quinn explained the current words and why they needed to be corrected. Very simple and cleans up the language.

Second Article – The awning element of the sign bylaw that was approved at the May 2014 TM made getting awnings (for commercial purpose) more difficult than needed. The ZBRS revised the process to make commercial awnings without advertising to be allowed (but still go through Planning Board site plan review).

Third Article – This is the article to revise and outline lodging establishments in the zoning bylaw. It revises the Table of Uses and then the definitions for each type: hotel, motel, inn, bed & breakfast.

INCLUSIONARY ZONING

A. Ippolito suggested the Planning Board consider an inclusionary zoning article. P. Kane explained that inclusionary zoning sets a development threshold that projects of a certain residential unit count or above must include affordable housing. It’s a tool that’s used in order to achieve the required 10% of affordable housing stock within a community. This is a recommended action from the Housing Project Plan (and the Master Plan).

G. Potts felt that we should do a public process for outreach and education like we did for the Humphrey St Overlay Zoning District. Board agreed that we shouldn’t put forward the article for this May but it’s important to adopt it. They discussed how payments in lieu of the housing - it would have to go into a Trust or a separate account that could only be used for affordable housing.

SUBDIVISION RULES & REGULATIONS

A. Ippolito explained that the Board should review the regulations in case there’s a proposal to subdivide Marian Court/White Court. Are there things that we can revise in the rules & regulations to help preserve the estates remaining in the A-1 districts. One method would be to disallow cul-de-sacs. Will look at including low-impact development elements as well to help with stormwater management.

JR Young and P. Kane will work together - they’ll discuss on March 28 and come up with drafted changes.

MASTER PLAN PROCESS

The rough draft is available for comment. P. Kane encouraged Board members to review the document and provide their comments by March 30. Also discussed the implementation matrix which will be added to the draft plan later this week - outlines all actions and responsible parties which includes the Planning Board. The plan will then be revised and finalized in April. The final plan will be brought to the Planning Board in May for adoption.

DERELICT PROPERTIES

A resident spoke with A. Ippolito about a home on Galloupes Point that had a fire a number of years ago. The house was left behind after the fire. The house is boarded up and covered with mold. A general bylaw article can be brought forward and passed to require properties to be maintained.

Meeting adjourned at 8:52PM by motion of G. Potts, seconded by JR Young, and unanimously approved.

S. Peter Kane

Director of Community Development