



TOWN OF SWAMPSCOTT

S. PETER KANE
DIRECTOR OF
COMMUNITY DEVELOPMENT

PLANNING DEPARTMENT

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

ATLANTIC CROSSING SUBCOMMITTEE MARCH 30, 2016 MEETING MINUTES

Time: 3:10– 4:00 pm

Location: Atlantic Crossing subdivision Lot 1 (#2), Lot 5 (#10), Lot 12 (#11)

Members Present: Naomi Dreeben, Pete Kane

Members Absent: Angela Ippolito

Others Present: Bill Luster, Fred Shultz

Meeting opened at 3:10p with two of the three members of the subcommittee present.

The subcommittee started the meeting with the single-family home that had been constructed on Lot 1 (2 Atlantic Crossing). The exterior and interiors were inspected. The subcommittee noted the following:

First Floor – kitchen, office, powder room, dining area, living room, mudroom, two-car garage;

Second Floor – (1) master bedroom with ensuite, laundry closet, (1) full bath, (3) bedrooms;

Basement – about half of the basement level has been finished as living space as one large area.

The subcommittee then moved on to the new single-family home at Lot 5 (10 Atlantic Crossing). The exterior and interiors were inspected: the landscaping hadn't been completed and an escrow would be necessary if not implemented by closing, the first floor floors hadn't been sanded and finished yet, and the powder room on the first floor didn't have its fixtures installed yet. The subcommittee noted the following:

First Floor – kitchen/dining/living room, powder room, office;

Second Floor – (1) master bedroom with ensuite, (1) full bath, (2) bedrooms;

Basement – unfinished

The meeting then concluded by visiting the single-family home at Lot 12 (11 Atlantic Crossing). The exterior and interiors were inspected: the landscaping hadn't been completed and an escrow would be necessary if not implemented by closing. The subcommittee noted the following:

First Floor – kitchen, living room, dining room, family room, powder room;

Second Floor – (1) master with ensuite, laundry closet, (1) full bath, (2) bedrooms;

Basement - unfinished

The subcommittee then went through the checklist of items for the sign-offs of the Certificate of Substantial Completion and Certificate of Performance.

The building permit had been granted within the 24-month requirement. A certificate of occupancy had been granted for all three homes. The landscape escrows would be set up during the closing on the two properties where it was called for.

On a motion by N. Dreeben and seconded by P. Kane, the subcommittee unanimously approved the Certificates of Substantial Completion and Certificates of Performance for all three properties.

With a motion by N. Dreeben and seconded by P. Kane, the meeting minutes for January 20, 2016 were unanimously approved.

Meeting adjourned at 4:00p.

S. Peter Kane
Director of Community Development