



TOWN OF SWAMPSCOTT

PLANNING DEPARTMENT

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

S. PETER KANE
DIRECTOR OF
COMMUNITY DEVELOPMENT

ANDREW LEVIN
ASSISTANT TOWN PLANNER

GRACIE LANE SUBCOMMITTEE NOVEMBER 18, 2016 MEETING MINUTES

Time: 11:00a- 12:05p
Location: Gracie Lane subdivision Lot 1 (#2 & 4), Lot 2 (#6 & 8), Lot 3 (#10 & 12)
Members Present: Angela Ippolito, Pete Kane
Members Absent: JR Young (alternate)
Others Present: Bruce Paradise

Meeting opened at 11:00a with two members of the subcommittee present.

The committee walked through each of the units within the subdivision. The three buildings in the subdivision are duplex style.

Lot 1 included units #2 and #4. The units had mirror images floor plans with the living space on the first floor, three bedrooms on second floor, and finished walk-out basements. Each unit is about 1,800 sf. The units were complete and of a great quality. This building was a different design from the buildings on Lots 2 and 3.

Lot 2 included units #6 and #8. The floor plans were mirror images of each other with large living space on first floor including a back deck from the floor, three bedrooms and two bathrooms on the second floor, and a large bonus room on the third (half) floor. These basements were unfinished walkouts. Each unit also had a two-car garage attached, but access doesn't currently existing within the units (must walk from garage outside to the front door). Unit #8 was staged as a model unit for viewings.

Lot 3 included units #10 and #12. These units also shared the same floor plans as units #6 and #8. The differences were that the basements in these two units are both accessed via bulkheads (and internal stairway) and the ceiling height in unit #10's basement is 10 feet rather than typical 8 feet. Only unit #10 in this building had a two-car garage (also without an internal connection to the dwelling unit).

All six units will be part of a homeowners association which will have the responsibility of landscape care. The street is a "private" road. The developer has the option to request, via a Town Meeting warrant article, the Town to accept it as a public street if Town Meeting agrees. The Planning Board will review the request for a Certificate of Completion at the Dec 12 meeting.

MOTION : by A. Ippolito to approve the Certificate of Performance for Lots 1, 2, 3, seconded by P. Kane, unanimous.

Meeting closed at 12:05p.