



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

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

MEMBERS
MARC KORNITSKY, ESQ., CHAIR
DANIEL DOHERTY, ESQ., VICE CHAIR
BRADLEY L. CROFT, ESQ.
ANTHONY PAPROCKI
ANDREW ROSE

ASSOCIATE MEMBERS
RON LANDEN
HEATHER ROMAN
PAULA PEARCE

APRIL 30, 2020 MEETING MINUTES

Time: 7:03 p.m. – 7:09 p.m.
Location: Virtual Meeting through Zoom
Members Present: M. Kornitsky, D. Doherty, B. Croft, P. Pierce, A. Rose
Members Absent: H. Roman, A. Paprocki, R. Landen
Others Present: Molly O'Connell (planner)

Chairman of the Board, M. Kornitsky called the meeting to order at 7:03 p.m.

MOTION: M. Kornitsky to withdraw without prejudice Petition 20-17. Seconded by D. Doherty, unanimously approved.

MOTION: M. Kornitsky to continue all other items on the agenda to the May 27th Zoning Board meeting. Seconded by D. Doherty, unanimously approved.

ZONING RELIEF PETITIONS

CONTINUED - PETITION 19-31

55 BLANEY STREET

Petition by T. KIERAN NUNAN AND CYNTHIA NUNAN, TRUSTEES C/O KENNETH B. SHUTZER seeking a dimensional special permit, special permit (non-conforming use/structure), special permit for parking relief, and special permit for size of parking spaces to construct a roof deck and dormer addition to the structure and reduce the number and/or size of parking spaces. The Petitioner plans on re-establishing the use as a two (2) family structure, which is allowed in the A-4 district. Property is located at 55 BLANEY STREET (Map 2, Lot 156). Ken Shutzer, attorney, and both petitioners were present.

CONTINUED - PETITION 20-07

17 BLANEY STREET

Petition by FLOW DESIGN ARCHITECTS seeking a dimensional special permit and special permit (non-conforming use/structure) for renovations to an existing single-family home including a new entry and new second-floor deck. Property located at 17 BLANEY STREET (Map 2, Lot 149).

CONTINUED - PETITION 20-08

23 SUMNER STREET

Petition by BENJAMIN YELLIN seeking a dimensional special permit and use special permit to construct an addition to an existing dwelling for a proposed accessory apartment. Property is located at 23 SUMNER STREET (Map 27, Lot 162).

CONTINUED - PETITION 20-09

39 NICHOLS STREET

Petition by ERIC AND MARIANNE HARTMANN seeking a use special permit for an accessory apartment in an existing single-family dwelling. Property is located at 39 NICHOLS STREET (Map 11, Lot 678).

PETITION 20-10

55 LINCOLN HOUSE PT.

Petition by PHILO T. PAPPAS & JOY R. PAPPAS, TRS., for a modification of a previously approved dimensional special permit, special permit (non-conforming use/structure), and site plan special permit to enclose an open, roofed over patio/porch with glass, walls, and sliding glass doors. Property is located at 51 LINCOLN HOUSE AVENUE (Parcel ID: 21-66).

PETITION 20-11

9 BOYNTON STREET

Petition by ARTHUR GOLDBERG, NATHANSON & GOLDBERG, PC, for a use special permit, dimensional special permit, special permit (parking/loading relief), and site plan special permit for the construction of a new, 8-unit condominium building. Property is located at 9 Boynton Street (Parcel ID: 3-6).

Meeting adjourned: 7:09 p.m.

Molly O'Connell
Senior Planner