

APRIL 4, 2023 MEETING MINUTES

Time: 7:10PM – 8:14PM
Location: Swampscott Senior Center and Virtual via Microsoft Teams
Members Present: Heather Roman (Chair), Dan Doherty (Vice Chair), Brad Croft, Paula Pearce, Tony Paprocki
Members Absent: Andy Rose, Marc Kornitsky
Others Present: Marissa Meaney (Land Use Coordinator), Stephen Cummings (Inspector of Buildings)

MOTION: H. Roman to continue 22-25: 53 Puritan Rd to May 9, 2023. P. Pearce seconds; unanimously approved.

ZONING RELIEF PETITIONS

PETITION 23-01: 12 SHEPARD AVE

Petition by DANIEL NELLHAUS c/o MATTHEW WOLVERTON, ESQ. Requests Special Permit for Nonconforming Uses and/or Structures and Site Plan Special Permit for the construction of a second-story addition within the existing footprint. (Parcel ID: 32-37)

- Brad Croft certified that he watched the recording of the previous meeting and filled out a Mullin Affidavit which is on file with the petition

MOTION: B. Croft to approve petition as submitted, in accordance with plans. H. Roman seconds; unanimously approved 4-0 (HR, BC, TP, PP)

PETITION 23-02: 495 PARADISE RD

Petition by SANTANDER BANK c/o ADAM BRAILLARD, ESQ. Requests Sign Special Permit for the relocation of a pre-existing, freestanding business sign, and the installation of additional exterior signage on the building. (Parcel ID: 17-38)

- Attorney Braillard and colleague from Image One signs were present before Board
- H. Roman stated that main concern lies with signs on multiple sides of the building
- The flame logo is also included in the total calculation of signage, which makes the total Gross Square Footage of all signage beyond the maximum limit

MOTION: H. Roman to approve Sign Special Permit for the moving of the freestanding sign and the installation of additional exterior signage without the flame logo on the grey portion of the building. D. Doherty seconds; unanimously approved.

PETITION 23-03: 29 ANDREW RD

Petition by TIM HAMILTON. Requests a Use Special Permit for the construction of an Accessory Apartment in third-floor attic space. (Parcel ID: 5-112)

- Mr. Hamilton, attending virtually, walked the Board through the hand-drawn layout of the space. He identified the two (2) bedrooms in the unit
- Stated that the driveway accommodates six (6) parking spots, therefore would not need relief for off-street parking
- The Board was concerned that the total square footage was not accurately represented as the measurements were not clear
- The Board was also concerned with Mr. Hamilton's intent of renting the space to a non-relative, which is currently not permissible per the zoning bylaw
- Neighbor Ralph Souppa spoke in favor of Mr. Hamilton's petition
- The Board, unsure as how to proceed, provided Mr. Hamilton with three (3) options: 1. Withdraw petition and await vote at Town Meeting to approve Accessory Dwelling Unit bylaw 2. Return before Board with better plans and get approval only for family member 3. Go through with vote, though would likely receive denial
- Mr. Hamilton agreed to continue petition while awaiting the vote at Town Meeting

MOTION: H. Roman to continue petition to June meeting. P. Pearce seconds; unanimously approved.