



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

AGENDA

Received by Town Clerk 7/22/2020 2:48 PM

Notice is hereby given that the **SWAMPSCOTT ZONING BOARD OF APPEALS** will be holding a public meeting at the following time and location:

Date: TUESDAY, JULY 28, 2020 **Begins at:** 7:00 PM
Location: REMOTE – Virtual Meeting

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c.30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found within this posting below.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town of Swampscott's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

Access to the meeting can be obtained through the following means. Please note that if accessing the meeting online or on the smartphone app, you will be muted upon entering the meeting but can be unmuted to speak by using the "raise your hand" feature in the application. If you are viewing the meeting by phone, you can email questions in advance or during the meeting to Molly O'Connell at moconnell@swampscottma.gov.

- 1. Online:**
 - Go to: <https://swampscottma.zoom.us/j/95178811106>
 - You will need to download Zoom software to access this meeting and computer speakers in order to hear it.
- 2. By Phone:**
 - Call (929) 205-6099
 - Enter webinar ID: 951 7881 1106
- 3. Using the Zoom Smartphone application:**
 - Enter webinar ID: 951 7881 1106

AGENDA (begins below and continues on next page)

Note – some items (including items 10-13) are/will be continued to future meetings, as specified below.
No public comment will be taken on items that are continued.

- 1. 7:00 PM – CONTINUED FROM PRIOR MEETING - Petition 20-10** 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).
- 2. 7:00 PM – CONTINUED - Petition 20-12** by ARTHUR BLACK for a site plan special permit for relief from condition #3 of Decision issued in file #19-32, approval of construction of a dimensionally conforming pool house, and modification of the approved site plan. Property is located at 60 TUPELO ROAD (Map 26, Lots 118 & 119). *Note: Petitioner has requested to continue the item to the September 22, 2020 meeting.*
- 3. 7:15 PM - Petition 20-14** by DEER HILL ARCHITECTS for a special permit (nonconforming use/structure) to add a family room

addition on the rear of the house (approx. 511 sf). Property located at 24 ORCHARD ROAD (Parcel ID: 22-51).

4. **7:30 PM - Petition 20-15** by MICHAEL & KIRSTIN BOLDUC for a dimensional special permit, special permit (nonconforming use/structure), and site plan special permit to add a second story addition, three dormers, and a rear sunroom with attached deck onto an existing single-family home. Property located at 61 WINDSOR AVENUE (Parcel ID: 10-37).
5. **7:45 PM - Petition 20-16** by NH SIGNS – PETER MARCH for sign special permit to rebrand various existing signs including but not limited to: main ID sign, 2 walls signs, fuel canopy, and fuel dispensers at an existing gas station. Property located at 197 ESSEX STREET (Parcel ID: 12-102A-0).
6. **8:00 PM - Petition 20-17** by MARK LANDSBERG for a dimensional special permit and special permit (nonconforming use/structure) to expand an existing porch & deck at front of the house and conversion of existing attic to bedroom/bathroom with walkout deck, and other requests as detailed in the project description. Property located at 120 PURITAN ROAD (Parcel ID: 21-28).
7. **8:15 PM - Petition 20-18** by JAMES ROSS & LORI DOBSON for a dimensional special permit, special permit (nonconforming use/structure) and site plan special permit for a 968 sf addition (2-car garage with 2nd floor living space) to an existing single-family home. Property located at 33 MANTON ROAD (Parcel ID: 28-45).
8. **8:30 PM - Administrative Review** request by Matthew Cobbett for minor modification to a previously approved special permit (Petition 19-2). Property located at 57 WALNUT ROAD (Parcel ID: 20-345).
9. Other Business (approval of past meeting minutes, etc).

The following items will be continued to the August 18, 2020 meeting:

10. **CONTINUED - Petition 19-31** 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).
11. **CONTINUED – Petition 12-5** by DIGIORGIO & MESSINA CONSTRUCTION CORP. for an amendment to an existing site plan special permit, independent living facility special permit for an alternative access route (Cushing Avenue) and to increase the number of units from 15 to 22. Property is located at ARCHER STREET (Map 7, Lots 213-248 and 250-255).
12. **CONTINUED - Petition 20-11** 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).
13. **CONTINUED - Petition 12-5 (2)** by DIGIORGIO & MESSINA CONSTRUCTION CORP. to amend prior decision to (i) extend the term of the special permit and to (ii) modify the site plan to increase the number of units from 15 to 22. Property is located at ARCHER STREET (Map 7, Lots 213-248 and 250-255). [NOTE: There are two separate petitions entitled 12-5 requesting separate relief.]

Marc Kornitsky
Zoning Board of Appeals Chair