



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

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

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Original Received by Town
Clerk 10/21/2021 01:41PM

Updated 10/26/2021 11:34 AM to
remove typo

PUBLIC HEARING NOTICE

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

Date: TUESDAY, OCTOBER 26, 2021

Begins at: 7:00 PM

Location: VIRTUAL VIA ZOOM

Pursuant to Governor Baker's June 16, 2021 order that extends certain provisions enacted as a result of the COVID-19 pandemic, including the authorization for public bodies to continue meeting remotely while maintaining compliance with the Open Meeting Law, G.L. c.30A, §18, this public hearing of the Zoning Board of Appeals will be conducted via remote access only.

Every effort will be made to ensure that the public can remotely access the proceedings in real time, via technological means. However, in the event that technological problems interrupt the virtual broadcast, the hearing will not be suspended, and will proceed in its in-person setting. Following the hearing, 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 hearing.

Remote 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 Marissa Meaney at mmeaney@swampscottma.gov.

1. Online:

- Go to: <https://swampscottma.zoom.us/j/88212245911>
- You will need to download Zoom software to access this meeting and computer speakers in order to hear it.

2. By Phone:

- Call +1 929 205 6099
- Enter webinar ID: 882 1224 5911

3. Using the Zoom Smartphone application:

- Enter webinar ID: 882 1224 5911

AGENDA (begins below and continues on next page)

1. Approval of past meeting minutes

Note – some items (including items 13-14) are/will be continued to future meetings, as specified below.

No public comment will be taken on items 13-14.

2. **7:00PM – Petition 21-01** by WINN DEVELOPMENT c/o CHRIS DRUCAS, ESQ; requests a Chapter 40B Comprehensive Special Permit for the construction of a 120-unit, mixed-income apartment building. **NOTE: This item constitutes a limited public hearing for administrative purposes ONLY in order to officially begin the peer-review consulting process.** Property located at 129 ESSEX ST, 25 & 35 PITMAN RD, 21 ELM PL (Parcel IDs: 6-195, 6-243, 6-199, 6-118)
3. **7:00PM – Petition 20-23** by MICHAEL SHAFFNER; request to grant extension for special permit issued on November 17, 2020. Property located at 16 SCULPIN WAY (Parcel ID: 19-186A)

4. **7:00PM – Petition 21-20** by YELENA MONGAYT; requests Dimensional Special Permit for the demolition and reconstruction of a pre-existing, nonconforming front porch. Property located at 74 PINE ST (Parcel ID: 3-40)
5. **7:00PM – Petition 21-22** by RACHEL TARADASH; requests Dimensional Special Permit for the construction of a second-story addition over pre-existing, nonconforming structure. Property located at 71 MIDDLESEX AVE (Parcel ID: 5-69)
6. **7:20PM – Petition 21-08** by CORE STATES GROUP c/o CHRIS DRUCAS, ESQ. Requests Dimensional Special Permit, Use Special Permit, and Site Plan Special Permit for the construction of a full-service branch of Chase Bank with an attached, drive-thru ATM. Property located at 970 PARADISE RD (Parcel ID: 17-9A) **Continued from July.**
7. **7:30PM – Petition 21-17** by FAMILY DOCTORS, INC. c/o KENNETH SHUTZER, ESQ. Requests Special Permit for Off-Street Parking and Loading and Site Plan Special Permit for the expansion of parking services at a recently-purchased lot. Property located at 182 PARADISE RD (Parcel ID: 5-148)
8. **7:30PM – Petition 21-21** by MICHAEL SHEFFER; appeal of Determination of Inspector of Buildings; requests that Board make finding that barrier along property line is a structure and therefore subject to setback requirements. Property located at 38 OCEAN VIEW RD (Parcel ID: 20-122)
9. **8:00PM – Petition 21-19** by IG INVESTMENTS LLC c/o BOB MCCANN, ESQ. Requests Use Special Permit, Dimensional Special Permit, Special Permit for Nonconforming Uses and/or Structures, Special Permit for Off-Street Parking and Loading, Humphrey Street Special Permit, Site Plan Special Permit, and Dimensional Variance for the construction of six residential units in a pre-existing, nonconforming structure in the Humphrey Steet Overlay District. Property located at 56 BLANEY ST (Parcel ID: 2-166)
10. **8:00PM – Petition 21-04-2A** by GERALD SNEIRSON c/o MICHAEL TUCKER, ESQ; requests a Dimensional Special Permit and other relief as needed, if any, including a Dimensional Variance, so as to permit work previously done on the subject property, a single-family dwelling, to wit: the addition of a one hundred square foot second-floor storage area, increasing the building coverage of the subject lot. Property located at 53 PURITAN RD (Parcel ID: 19-202) **Continued from July.**
11. **8:00PM – Petition 21-04-2B** by GERALD SNEIRSON c/o MICHAEL TUCKER, ESQ; requests a Special Permit for Nonconforming Uses and/or Structures and a Site Plan Special Permit, and other relief as needed, if any, including a Dimensional Variance, so as to permit the applicant to construct a give hundred square foot second-floor addition to the dwelling. Property located at 53 PURITAN RD (Parcel ID: 19-202) **Continued from June**
12. Other business that may come before the Board.

The following items will be continued to the November 2021 meeting:

13. **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 access route via Cushing Avenue and an alternative access route via Archer Street, 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).
14. **Petition 12-5(2)** by DIGIORGIO & MESSINA CONSTRUCTION CORP to amend prior decision to modify the site plan to increase the number of units from 15 to 22. Property is located at ARCHER ST (Map 7, Lots 213-248 and 250-255).

Marc Kornitsky
Zoning Board of Appeals Chair