



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
EMILY STUART

PUBLIC HEARING NOTICE

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, FEBRUARY 27, 2018
Location: SWAMPSCOTT HIGH SCHOOL, ROOM B129, 200 ESSEX STREET
Begins at: 7:00 PM

AGENDA

1. **7:00 PM** – Review and approve minutes from previous meetings.
2. **7:00PM – EXECUTIVE SESSION PURSUANT TO MGL CHAPTER 30A, SECTION 21(a)(3)** : To discuss litigation strategy if an open meeting may have a detrimental effect on the litigating position of the Town, and the Chairman so declares that an open meeting discussion would have a detrimental effect. Specifically, the Board will discuss the matter of Cashman v. ZBA, Essex Housing Court, Civil Action No. 17H77CV000051, and the Chairman does declare that an open session discussion would be detrimental to the Town's litigating position.
3. **7:00PM – PETITION 17-22 (25 GLEN ROAD)** : Application by ERIC LOMAS, ESQ for owner MARK DELISLE seeking a special permit (nonconforming use/structure), site plan special permit, and dimensional variance for the conversion of an existing single-family home into a two-family home and the construction of a new two-family residence as a second principal structure on the property. Map 23, Lot 9a. *Continued from January's meeting.*
4. **7:15PM – PETITION 17-27 (96 PURITAN ROAD)** : Application by JIM DENNIS seeking a dimensional variance to construct a rear stairway out of the unit for a second means of egress in the rear building on the property. Map 21, Lot 24. *Continued from January's meeting.*
5. **7:15PM – PETITION 18-01 (10-12 FAIRVIEW AVENUE)** : Application of NIKOLAS NIKOLOPOULOS seeking a use special permit and dimensional special permit to extend an existing garage by 18 feet by 24 feet. Map 13, Lot 43.
6. **7:30PM – PETITION 18-02 (435 PARADISE ROAD)** : Application by RED SAUCE, INC seeking a use special permit in conjunction with its application to the Board of Selectmen for an alcohol license. The Petitioner is also seeking a use special permit to extend hours of operation to 12AM each day, and a use special permit for entertainment. Petitioner envisions providing limited ethnic Mexican guitar music consistent with a family-style restaurant. Map 17, Lot 46.
7. Other business that may properly come before the Board.

Marc Kornitsky
Zoning Board of Appeals Chair