



# TOWN OF SWAMPSCOTT

## ZONING BOARD OF APPEALS

ELIHU THOMSON ADMINISTRATION BUILDING  
22 MONUMENT AVE. SWAMPSCOTT, MA 01907

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

**ASSOCIATE MEMBERS**  
RON LANDEN  
HEATHER ROMAN  
PAULA PEARCE

## PUBLIC HEARING NOTICE

Received by Town Clerk  
03/08/2022 02:26PM

Notice is hereby given that the **SWAMPSCOTT ZONING BOARD OF APPEALS** will be holding a public hearing:

**Date:** TUESDAY, MARCH 22, 2022 **Begins at:** 7:00 PM  
**Location:** HYBRID – Swampscott High School: Room B129 or Virtually 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 in a hybrid format, with the ability to attend in-person or via remote access.

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](mailto:mmeaney@swampscottma.gov).*

- 1. Online:**
  - Go to: <https://swampscottma.zoom.us/j/84682565480>
  - 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: 846 8256 5480
- 3. Using the Zoom Smartphone application:**
  - Enter webinar ID: 846 8256 5480

### **AGENDA (note that any public hearing items may be continued to a future date, upon request of the petitioner)**

1. Approval of past meeting minutes
2. **7:00PM – Petition 21-28** by CHERYL MILLER. Requests Dimensional Special Permit and Special Permit for Nonconforming Uses and/or Structures for rear addition with back deck and staircase. Property located at 17 CROSMAN AVE (Parcel ID: 27-66) **Continued from January.**
3. **7:00PM – Petition 22-01** by 219 PARADISE RD LLC c/o BILL STIBEL, ESQ. Requests Use Special Permit and Special Permit for Parking Requirement Reduction to construct two additional service bays, increase number of employees, and provide additional overnight parking on premises. Property located at 219 PARADISE RD (Parcel ID: 15-2) **Continued from March 2, 2022.**
4. **7:20PM – Petition 21-26** by PINE STREET DEVELOPMENT, LLC c/o BILL QUINN, ESQ. Requests a Use Special Permit, a Dimensional Special Permit, a Site Plan Special Permit, and a Dimensional Variance for the demolition and construction of a four-story, mixed commercial and residential building with ground-floor retail and 33 residential units. Property located at 12-14 PINE ST (Parcel ID: 3-4)
5. Other business that may come before the Board.

Marc Kornitsky  
Chair, Zoning Board of Appeals