



# TOWN OF SWAMPSCOTT

## ZONING BOARD OF APPEALS

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

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

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

## AGENDA

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, SEPTEMBER 22, 2020  
**Location:** REMOTE – Virtual Meeting

**Begins at:** 7:00 PM

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 Marissa Meaney at [mmeaney@swampscottma.gov](mailto:mmeaney@swampscottma.gov).*

1. **Online:**
  - Go to: <https://swampscottma.zoom.us/j/91995741625>
  - 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: 919 9574 1625
3. **Using the Zoom Smartphone application:**
  - Enter webinar ID: 919 9574 1625

**AGENDA** (begins below and continues on next page)

**Note – some items (including items 5-9) 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 - Petition 20-21** by CHRISTOS KOURTIDIS. for §5.5.0.0. Dimensional variance for construction of a 12'x16' shed in the back corner of the lot. Current required setback is 12 feet; petitioner is asking for setback of 4 feet from abutters on 19 Juniper Rd and 4 Galloupes Terrace. Property located at 120 GALLOUPES POINT ROAD (Parcel ID: 26-115).
2. **Administrative Review of Petition 19-25** by JIMMY RODRIGUEZ, seeking special permit for parking relief for a proposed coffee shop. Proposed hours of operation are 5:15 a.m. to 7:15 p.m. Property located at 161 BURRILL STREET (Parcel ID: 3-108)
3. Other Business (approval of past meeting minutes, etc).

**The following items will be continued to the October 27, 2020 meeting:**

4. **CONTINUED – Petition 20-19** by PAUL SAULNIER for a special permit, a dimensional special permit, a special permit (non-

conforming use/structure), and a site plan special permit to add a one-story addition to the existing structure. Property located at 19 RAILROAD AVE (Parcel ID: 3-90).

5. **CONTINUED – Petition 20-11** by ARTHUR GOLDBERG, NATHANSON & GOLDBERG, PC, for a dimensional special permit and site plan special permit for the construction of 4 new townhouse condominiums (reduced from the original 8). Property is located at 9 Boynton Street (Parcel ID: 3-6).
6. **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).
7. **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.]

**The following items will be continued to the November 17, 2020 meeting:**

8. **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).

Marc Kornitsky  
Zoning Board of Appeals Chair