



# 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

Received  
TOWN CLERK  
1/5/2022  
2:50PM

## 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, JANUARY 11, 2022      **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](mailto:mmeaney@swampscottma.gov).*

- 1. Online:**
  - Go to: <https://swampscottma.zoom.us/j/84458823563>
  - 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: 844 5882 3563
- 3. Using the Zoom Smartphone application:**
  - Enter webinar ID: 844 5882 3563

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

1. Approval of past meeting minutes

**Note – some items (including item 5-6) are/will be continued to future meetings, as specified below.**

**No public comment will be taken on said items.**

- 1. 7:00PM – Petition 21-27 (Continued)** by PEG & KIM MARTIN-EPSTEIN. Requests Dimensional Special Permit for demolition and reconstruction of covered porch and new deck. Property located at 22 BERKSHIRE ST (Parcel ID: 3-163). **Continued from December 21, 2021.**
- 2. 7:00PM – Petition 21-29** by SIGN DESIGN c/o MARIE MERCIER. Requests a Sign Special Permit for installation of new sign at Jack Conway Realtor. Property located at 410 HUMPHREY ST (Parcel ID: 19-115)
- 3. 7:00PM – Petition 21-01 (Continued)** 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. Property located at 129 ESSEX ST, 25 & 35 PITMAN RD, 21 ELM PL (Parcel IDs: 6-195, 6-243, 6-199, 6-118). **Continued from November 30, 2021.**

4. Other business that may come before the Board.

**The following items will be continued to the January 18, 2021 meeting:**

5. **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)

**The following items will be continued to the February 15, 2021 meeting:**

6. **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)

Marc Kornitsky  
Zoning Board of Appeals Chair