



# 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

Received by Town Clerk  
01/15/2021 11:27AM

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, JANUARY 19, 2021 **Begins at:** 7:00 PM  
**Location:** REMOTE – Virtual Meeting

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/98055351120>  
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: 980 5535 1120
- 3. Using the Zoom Smartphone application:**
  - Enter webinar ID: 980 5535 1120

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

1. Approval of past meeting minutes

**Note – some items (including items 10-12) are/will be continued to future meetings, as specified below.**  
**No public comment will be taken on items that are continued.**

- 2. 7:00PM – 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). **Continued from December.**
- 3. 7:00PM – 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). **Continued from December.**

4. **7:25PM – Petition 20-11** by ARTHUR GOLDBERG, NATHANSON & GOLDBERG, PC for a Dimensional Special Permit, Use Special Permit, Special Permit for Nonconforming Use and/or Structure, and Site Plan Special Permit for the construction of 4 townhouse-style condominiums. Property located at 9 BOYNTON ST (PARCEL ID: 3-6) **Continued from December.**
5. **7:45PM – Petition 20-26** by THOMAS GROOM for a dimensional special permit, special permit for nonconforming use/structure, special permit for wetland protection overlay district, and site plan special permit for the construction of a single-family home. Property located at 10 PALMER ROAD (Parcel ID: 33-13D) **Continued from December.**
6. **8:00PM – Petition 20-27** by JOSEPH BURKE for a Dimensional Special Permit and a Site Plan Special Permit to construct a single-family home on a vacant lot. Property located at 32 LITTLES POINT RD (Parcel ID: 35-77D)
7. **8:15PM – Petition 20-28** by MIMI SPILLANE for a Special Permit for Nonconforming Use and/or Structure for the construction of a two-story addition at the rear of the home. Property located at 121 GREENWOOD AVE (PARCEL ID: 19-70)
8. Other business that may come before the Board.

**The following items will be continued to the February 16, 2021 meeting:**

9. **Petition 19-31** by T. KIERAN NUNAN AND CYNTHIA NUNAN, TRUSTEES c/o KENNETH B. SHUTZER, continued from October 2020, 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).
10. **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).
11. **Petition 20-25** by JACQUELYNN HENKE and KYLE WOLFF c/o BLOOM ARCHITECTURE for a Dimensional Special Permit and a Use Special Permit to construct an addition to a single-family dwelling above existing garage. Property located at 13 CUTTING RD (PARCEL ID: 32-10A)

Marc Kornitsky  
Zoning Board of Appeals Chair