



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

Elihu Thomson Administration Building
22 Monument Ave. Swampscott, MA 01907

MEMBERS

HEATHER ROMAN, CHAIR
DANIEL DOHERTY, ESQ., VICE CHAIR
BRADLEY CROFT, ESQ.
ANDREW ROSE

ASSOCIATE MEMBERS

MARC KORNITSKY, ESQ.
PAULA PEARCE
SUSAN SINRICH

PUBLIC HEARING NOTICE

Revision Received by Town Clerk
January 22, 2024 10:15am

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

Date and Time: TUESDAY, JANUARY 23, 2024 at 7:00PM **Location:** Swampscott Senior Center

Pursuant to Chapter 2 of the Acts of 2023, which authorizes public bodies to continue meeting remotely while maintaining compliance with the Open Meeting Law, G.L. c.30A, §18, this hearing of the Swampscott Zoning Board of Appeals will be held via hybrid access, with the option to participate in person or virtually. In-person access will be held at Swampscott Senior Center, 200R Essex St. Swampscott, MA 01907.

Every effort will be made to ensure that the public can remotely access the proceedings in real time, via technological means. 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.

Meeting access and participation can be achieved by either of the means listed below. For technological assistance, please email Marissa Meaney, Land Use & Development Planner, at mmeaney@swampscottma.gov.

[Click here to join the meeting](#)

Join by Phone: +1 (323) 694-9686

Enter conference ID: 610 976 772#

AGENDA

1. Approval of past meeting minutes
2. **7:00PM - [Petition 23-19](#)** by CHARLES PATSIOS c/o CHRIS DRUCAS, ESQ. Requests a Use Special Permit, a Dimensional Special Permit, a Special Permit for Nonconforming Uses and/or Structures, a Special Permit for Parking Reduction, a Landscaping Waiver, a Humphrey Street Site Plan Special Permit, a Site Plan Special Permit, and if necessary, a Variance, for the construction of a sixteen-unit "Over Age 55" living facility in the Humphrey Street Overlay District. **Property address 491 HUMPHREY ST (Map 19, Lot 181)**
3. **7:00PM - [Petition 24-02](#)** by MATT BOUCHER. Requests a Special Permit for Nonconforming Uses and/or Structures for the construction of a dimensionally-compliant, two-story addition to the rear of the existing principal structure. **Property address 14 NORFOLK AVE (Map 4, Lot 129)***
4. **7:00PM - [Petition 24-03](#)** by ANDRES RODRIGUEZ. Requests Dimensional Special Permit and a Special Permit for Nonconforming Uses and/or Structures for the addition of a second story over a preexisting, nonconforming first story. **Property address 86 WINDSOR AVE (Map 9, Lot 358)**
5. **7:10PM - [Petition 24-01](#)** by CHRISTOPHER SWARTZ c/o MATT WOLVERTON, ESQ. Requests a Dimensional Special Permit, a Special Permit for Nonconforming Uses and/or Structures, and if necessary, a Variance, for the construction of a second-floor addition to a preexisting detached garage. **Property address 33 WINSHAW RD (Map 35, Lot 28)**

*corrected typo