



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

Received by Town Clerk
February 20, 2024 11:28am

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

Date and Time: WEDNESDAY, MARCH 6, 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: 507 906 138#

AGENDA

1. Approval of past meeting minutes
2. **7:00PM - [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) **Continued from January.**
3. **7:00PM - [Petition 24-05](#)** by ALIAS, LLC. c/o CHRIS DRUCAS, ESQ. Requests a Use Special Permit for the construction of an eight-unit residential structure. Property address **11 BOYNTON ST** (Map 3, Lot 62)
4. **7:00PM - [Petition 24-04](#)** by 40 EASTMAN, LLC c/o KEN SHUTZER, ESQ. Requests a Dimensional Special Permit, a Use Special Permit, a Special Permit for Parking Reduction, Waiver of Landscaping, relief from Snow Storage, and relief from Two-Way Traffic Travel for the construction of an eight-unit residential structure. Property address **40 EASTMAN AVE** (Map 13, Lot 37)
5. **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, and if necessary, a Variance, for the construction of a twelve-unit residential structure. Property address **491 HUMPHREY ST** (Map 19, Lot 181) **Continued from January.**