



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

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

MEMBERS
MARC KORNITSKY, 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
03/18/2021 11:03AM

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, MARCH 23, 2021
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.

1. **Online:**
 - Go to: <https://swampscottma.zoom.us/j/95895965807>
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: 958 9596 5807
3. **Using the Zoom Smartphone application:**
 - Enter webinar ID: 958 9596 5807

AGENDA (begins below and continues on next page)

1. Approval of past meeting minutes

Note – some items (including items 6-13) are/will be continued to future meetings, as specified below.
No public comment will be taken on items that are continued.

1. **7:00PM – Petition 21-05** by JANE NOONAN; requests a Use Special Permit for a basement accessory dwelling to be used as an in-law apartment, 414ft² of which is a new addition. Property located at 11 PLYMOUTH LN (Parcel ID: 14-76).
2. **7:00PM – Petition 21-06** by ELISE BRAULT; requests a Dimensional Special Permit and Special Permit for Nonconforming Uses and/or Structures to construct a setback-conforming first and setback-nonconforming second-story back deck. Property located at 75 PURITAN RD (Parcel ID: 21-21).
3. **7:20 – Petition 20-25** by JACQUELYNN HENKE & KYLE WOLFF, c/o CHRIS DRUCAS, ESQ; requests a Dimensional Special Permit, Special Permit for Nonconforming Uses and/or Structures, and Site Plan Special permit to construct addition located above existing garage to single-family dwelling. Property located at 13 CUTTING RD (Parcel ID: 32-10A) **Continued from February.**

4. Other business that may come before the Board.

The following items will be continued to the April 20, 2021 meeting:

5. **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).
6. **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).
7. **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).
8. **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)
9. **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).
10. **Petition 21-01** by WINN DEVELOPMENT c/o CHRIS DRUCAS, ESQ. for an M.G.L Chapter 40B Comprehensive Permit to construct a mixed-income, 128-unit apartment building. Property located at 21 ELM PLACE (PARCEL ID: 6-118, 195, 199, 243)
11. **Petition 21-02** by MAHABABUL HAQUE for a Use Special Permit, Special Permit for Nonconforming Uses and/or Structures, and a Site Plan Special Permit to construct a two-story plus basement addition at the rear of the home. Property located at 161 STETSON AVE (Parcel ID: 14-38)
12. **Petition 21-04** by GERALD SNEIRSON for a Use Special Permit and Dimensional Special Permit to construct a second-floor master bedroom. Property located at 53 PURITAN RD (Parcel ID: 19-202)

Marc Kornitsky
Zoning Board of Appeals Chair