



# 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.  
ANTHONY PAPROCKI, AIA  
ANDREW ROSE

### ASSOCIATE MEMBERS

MARC KORNITSKY, ESQ.  
PAULA PEARCE

# PUBLIC HEARING NOTICE

Received by Town Clerk  
07/05/2023 at 08:00 am

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

**Date and Time:** TUESDAY, July 18, 2023 at 7:00PM **Location:** Swampscott High School, B129 | 200 Essex St. Swampscott, MA

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.\*

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 Coordinator at [mmeaney@swampscottma.gov](mailto:mmeaney@swampscottma.gov).

1. **Online Access:** You may join the meeting [through this link here](#)

Meeting ID: 212 585 699 429 | Passcode: SsEzA6

### AGENDA

1. Approval of past meeting minutes
2. **7:00PM - [Petition 23-07](#)** by MICHAEL NGUYEN. Requests a Use Special Permit for the operation of a nail salon in a ground-floor retail space in the Humphrey Street Overlay District. Property address 434 HUMPHREY ST (Parcel ID 19-109B)
3. **7:00PM - [Petition 23-08](#)** by RALPH PERELIS. Requests Finding on Nonconforming Lot and/or Structure for the construction of an addition. Property address 5 TUPELO RD (Parcel ID: 26-101)
4. **7:00PM - [Petition 23-06](#)** by REALTY INVESTORS, LLC c/o CHRIS DRUCAS, ESQ. Requests a Use Special Permit, a Special Permit for Parking Reduction, a Special Permit for Landscaping and Screening Waiver, a Site Plan Special Permit, and any other necessary relief, including Variance or Dimensional Variance, for the construction of eight dwelling units. Address 29 ESSEX ST (Parcel ID: 6-56) **Continued from June**
5. **7:10PM - [Petition 23-05](#)** by IG INVESTMENTS LLC c/o KEN SHUTZER, ESQ. Requests Dimensional Special Permit, Site Plan Special Permit, and Dimensional Variance for the construction of a single-family home on a vacant lot. Property address 0 LODGE RD (Parcel ID: 24-73) **Continued from June**
6. **7:30PM - [Petition 22-25](#)** by JERRY SNEIRSON c/o JAMES CIPOLETTA, ESQ. Requests Special Permit for Nonconforming Uses and/or Structures, the appeal of a determination by the Inspector of Buildings, and a Dimensional Variance for the height of a pre-existing, nonconforming accessory structure. Property address 53 PURITAN RD (Parcel ID: 19-202) **Continued from February**