



# 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

Received by Town Clerk  
12/09/2021 04:29PM

## PUBLIC HEARING NOTICE

Notice is hereby given that the **SWAMPSCOTT ZONING BOARD OF APPEALS** will be holding a public hearing at the following time and location:

**Date:** TUESDAY, DECEMBER 21, 2021

**Begins at:** 7:00 PM

**Location:** VIRTUAL VIA ZOOM

Pursuant to Governor Baker's June 16, 2021 order that extends certain provisions enacted as a result of the COVID-19 pandemic, including the authorization for public bodies to continue meeting remotely while maintaining compliance with the Open Meeting Law, G.L. c.30A, §18, this public hearing of the Zoning Board of Appeals will be conducted via remote access only.

Every effort will be made to ensure that the public can remotely access the proceedings in real time, via technological means. However, in the event that technological problems interrupt the virtual broadcast, the hearing will not be suspended, and will proceed in its in-person setting. 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.

*Remote 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/82851008923>
- 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: 828 5100 8923

**3. Using the Zoom Smartphone application:**

- Enter webinar ID: 828 5100 8923

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

1. Approval of past meeting minutes

**Note – some items (including item 8) are/will be continued to future meetings, as specified below.**  
**No public comment will be taken on said items.**

1. **7:00PM – Petition 21-04-2A** by GERALD SNEIRSON c/o MICHAEL TUCKER, ESQ; requests a Dimensional Special Permit and other relief as needed, if any, including a Dimensional Variance, so as to permit work previously done on the subject property, a single-family dwelling, to wit: the addition of a one hundred square foot second-floor storage area, increasing the building coverage of the subject lot. Property located at 53 PURITAN RD (Parcel ID: 19-202) **Continued from November.**
2. **7:00PM - Petition 21-04-2B** by GERALD SNEIRSON c/o MICHAEL TUCKER, ESQ; requests a Special Permit for Nonconforming Uses and/or Structures and a Site Plan Special Permit, and other relief as needed, if any, including a Dimensional Variance, so as to permit the applicant to construct a give hundred square foot second-floor addition to the dwelling. Property located at 53 PURITAN RD (Parcel ID: 19-202) **Continued from November**

3. **7:30PM – Petition 21-24** by ZINA GLIKBERG. Requests Use Special Permit for the conversion of structure from two-family to three-family dwelling. Property located at 29 GLEN RD (Parcel ID: 23-9)
4. **7:45PM – Petition 21-26** by MADELEINE PISTO. Requests Special Permit for Nonconforming Uses and/or Structures for the renovation and addition to pre-existing accessory structure. Property located at 3 OCEANSIDE TER (Parcel ID: 1-148)
5. **7:45PM – Petition 21-27** by PEG & KIM MARTIN-EPSTEIN. Requests Dimensional Special Permit for demolition and reconstruction of covered porch and new deck. Property located at 22 BERKSHIRE ST (Parcel ID: 3-163)
6. **8:00PM – Petition 21-28** by CHERYL MILLER. Requests Dimensional Special Permit and Special Permit for Nonconforming Uses and/or Structures for rear addition with back deck and staircase. Property located at 17 CROSMAN AVE (Parcel ID: 27-66)
7. **8:15PM – Petition 21-19** by IG INVESTMENTS LLC c/o BOB MCCANN, ESQ. Requests Use Special Permit, Dimensional Special Permit, Special Permit for Nonconforming Uses and/or Structures, Special Permit for Off-Street Parking and Loading, Humphrey Street Special Permit, Site Plan Special Permit, and Dimensional Variance for the construction of six residential units in a pre-existing, nonconforming structure in the Humphrey Steet Overlay District. Property located at 56 BLANEY ST (Parcel ID: 2-166)
8. Other business that may come before the Board.

**The following items will be continued to the January 11, 2021 special meeting:**

9. **Petition 21-01** by WINN DEVELOPMENT c/o CHRIS DRUCAS, ESQ; requests a Chapter 40B Comprehensive Special Permit for the construction of a 120-unit, mixed-income apartment building. Property located at 129 ESSEX ST, 25 & 35 PITMAN RD, 21 ELM PL (Parcel IDs: 6-195, 6-243, 6-199, 6-118)

**The following items will be considered for withdrawal for prejudice, as requested by petitioner:**

10. **Petition 21-02** by MAHABABUL HAQUE c/o SAMUEL VITALI, ESQ; requests 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)
11. **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).
12. **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).

Marc Kornitsky  
Zoning Board of Appeals Chair