



# 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

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 24, 2020

**Location:** REMOTE – Virtual Meeting

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, this joint meeting of the Swampscott Select Board and Board of Health will be conducted via remote participation. 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:*

1. To join through Zoom Online:  
<https://zoom.us/j/133261740>
2. To join by smartphone: Download the Zoom app and enter the meeting ID - 133 261 740
3. To join by audio only: Access the meeting by voice only by calling 1-929-205-6099 and enter the meeting ID - 133 261 740

**Begins at:** 7:00 PM

### AGENDA

**Note – due to the current COVID-19 closures, all items will be continued to meetings at a later date, as specified below. There will be no public comment or discussion on items.**

1. **7:00 p.m. - CONTINUED - Petition 19-31** by T. KIERAN NUNAN AND CYNTHIA NUNAN, TRUSTEES C/O KENNETH B. SHUTZER 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). *Note: This item will be continued to April 30, 2020.*
2. **7:00 p.m. - CONTINUED - 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 alternative access route (Cushing Avenue) 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). *Note: This item will be continued to May 5, 2020.*
3. **7:00 PM - Petition 20-07** by FLOW DESIGN ARCHITECTS seeking a dimensional special permit and special permit (non-

conforming use/structure) for renovations to an existing single-family home including a new entry and new second-floor deck. Property located at 17 BLANEY STREET (Map 2, Lot 149). *Note: This item will be continued to April 30, 2020.*

4. **7:00 PM - Petition 20-08** by BENJAMIN YELLIN seeking a dimensional special permit and use special permit to construct an addition to an existing dwelling for a proposed accessory apartment. Property is located at 23 SUMNER STREET (Map 27, Lot 162). *Note: This item will be continued to April 30, 2020.*
5. **7:00 PM - Petition 20-09** by ERIC AND MARIANNE HARTMANN seeking a use special permit for an accessory apartment in an existing single-family dwelling. Property is located at 39 NICHOLS STREET (Map 11, Lot 678). *Note: This item will be continued to April 30, 2020.*

Marc Kornitsky  
Zoning Board of Appeals Chair