



# 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  
SUSAN SINRICH

# PUBLIC HEARING NOTICE

Received by Town Clerk's Office  
September 13, 2023 6:37pm

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

**Date and Time:** TUESDAY, SEPTEMBER 19, 2023 at 7:00PM **Location:** Swampscott High School, Room B129

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 High School, Room B129, at 200 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 Coordinator at [mmeaney@swampscottma.gov](mailto:mmeaney@swampscottma.gov).

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

Meeting ID: 232 524 813 837 | Passcode: ddN9jo

### AGENDA

1. Approval of past meeting minutes
2. **7:00PM - [Petition 21-07](#)** by DANIEL DUNBAR. Administrative hearing for the request to extend a special permit issued on July 12, 2021. Special permit extension was previously granted on September 20, 2022. Address 6 CONNELLY AVE (Parcel ID: 9-512 & 513)\*
3. **7:00PM - [Petition 23-12](#)** by CVS PHARMACY c/o CHRIS DRUCAS, ESQ. Requests a Use Special Permit, and any other Special Permits and Variance, as the Board may deem appropriate under the circumstances, for the conversion of 4500sqft of existing retail space into a Health and Wellness area. Address 419 PARADISE RD (Parcel ID: 17-41)
4. **7:00PM - [Petition 23-13](#)** by KACY JAURON. Requests a Use Special Permit for the operation of mixed activity space in a ground-floor commercial building, and a Sign Special Permit for the installation of a new awning with business name and logo. Address 434 HUMPHREY ST (Parcel ID: 19-109B)
5. **7:10PM - [Petition 23-14](#)** by MD ISALM c/o LEWIS COLTON, AIA. Requests a Dimensional Special Permit and a Special Permit for Nonconforming Uses and/or Structures for first and second-floor addition to a nonconforming structure on a nonconforming lot. Address 27 CURRY CIR (Parcel ID: 3-181)
6. **7:20PM - [Petition 23-11](#)** by SWAMPSCOTT AFFORDABLE HOUSING TRUST. Requests a Dimensional Special Permit, a Special Permit or Finding for Nonconforming Uses and/or Structures, and, if necessary, a Variance to determine if a historically significant two-family structure, currently located at 35 Pitman Road, may be relocated to an existing vacant lot at 7 Hillside Ave. Address 35 PITMAN RD (Parcel ID: 6-199) and 7 HILLSIDE AVE (Parcel ID: 7-192)\*\* **Continued from September 12, 2023.**
7. **7:20PM - [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 August**
8. **7:20PM - [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 August**

\*Item added 9/11/23

\*\*item added 9/13/23