



# TOWN OF SWAMPSCOTT

## ZONING BOARD OF APPEALS

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

MEMBERS  
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### PUBLIC HEARING NOTICE

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, JANUARY 28, 2020  
**Location:** SWAMPSCOTT HIGH SCHOOL, ROOM B129, 200 ESSEX STREET  
**Begins at:** 7:00 PM

#### AGENDA

1. **7:00 PM** – Review and approve minutes from December 17, 2019
2. **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: Petitioner has requested a continuance to February 25, 2020.*
3. **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: Petitioner has requested a continuance to February 25, 2020.*
4. **7:00 p.m. - Petition 19-33** by CHARLES PATSIOS TRUSTEE for an Appeal of Determination of Inspector of Buildings. Property located at 460 HUMPRHEY STREET (Map 19, Lot 102). *NOTE: Petitioner has requested to continue the item to the February 25, 2020 meeting. Note: Petitioner has requested a continuance to February 25, 2020.*
5. **7:00 PM – CONTINUED - Petition 19-32** by ARTHUR BLACK C/O ROBERT C. MCCANN, ESQ., seeking modifications to a previously approved dimensional special permit, site plan special permit, and dimensional variance for: alterations to the main dwelling, including but not limited to: removal of second floor balcony and removal of rooftop mechanical equipment; alterations to the exterior and grounds, including but not limited to: reduction in size and lowering the elevation of the tennis court, addition of air conditioning units and a generator partially in the rear yard setback, addition of a pool house in the rear yard setback, and relocation of the pool; and other modifications requested as necessary to implement the proposed plan. The petitioner is also submitting for approval of a final Landscape Plan. Property is located at 60 TUPELO ROAD (Map 26, Lots 118 & 119).
6. **7:15 PM - Petition 19-34** by PROFESSIONAL PERMITS C/O GARRY POTTS seeking special permit – signs to update existing canopy and dispenser branding, provide illumination on fuel canopy, update existing freestanding sign, and replace two existing storefront signs with new designs. Property located at 197 ESSEX STREET (Map 12, Lot 102A).
7. **7:15 PM - Petition 20-01** by JOAN E. CARADONNA seeking a special permit for relief from off-street parking requirements for an office and pet training facility. Property located at 656 HUMPHREY STREET (Map 23, Lot 14A).
8. **7:30 PM - Petition 20-02** by LEO MALKENSON seeking a dimensional special permit and a special permit (nonconforming use/structure) for a two-story addition to an existing single-family structure within the rear yard setback. Property located at 42 HARRISON AVENUE (Map 27, Lot 28).
9. **7:45 PM - Petition 20-03** by JIMMY RODRIGUEZ seeking a use special permit for a family day care for up to six (6) children.

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Property located at 163 Burrill Street (Map 3, Lot 108-A).

10. **8:00 PM - Petition 20-04** by HANLEY DELACRUZ seeking a use special permit and special permit – signs for reinstatement of the conditions of a prior special permit – Petition 29-7 – for the use and operation of an automotive repair and used car sales business. Property is located at 222 PARADISE ROAD (Map 5, Lot 209).
11. **8:15 pm – Administrative Review** request of Comprehensive Permit Changes for CP File #17-16, Senior Residences at the Machon
12. Other business that may properly come before the Board.

Marc Kornitsky  
Zoning Board of Appeals Chair

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