



# TOWN OF SWAMPSCOTT ZONING BOARD OF APPEALS

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

MONDAY, JANUARY 28, 2019  
AGENDA

**TIME:** 7:00 PM  
**Location:** Swampscott High School, 200 Essex Street,  
Swampscott, Mass -Room B-129

## TOWN OF SWAMPSCOTT ZONING BOARD OF APPEALS AGENDA

Notice is hereby given that a Public Hearing will be held Monday, January 28, 2018 at 7:00 P.M. at SWAMPSCOTT HIGH SCHOOL, 200 ESSEX STREET, ROOM B-129 to hear the following NEW Petitions.

Petition 18-24 by SCRS VINNIN SQUARE LLC appealing, pursuant to M.G.L c. 40A Section 15, the Building Inspector's determination regarding construction of a dog park, designation of an area for dogs of tenants and insulation of benches. Property located at 326/330 Paradise Road, Map 34, Lot 111.

Petition 19-3 by DAVID POLLINA/TEREMOKE 2 DAY CARE CENTER/WUNDERKINDS DAY CARE CENTER appealing, pursuant to M.G.L c. 40A Section 15, the Building Inspector's determination regarding denial of use as day care for "School Aged Child Care Program" pursuant to G.L. c. 15D, § 1A. Property located at 172 Burrill Street, Map 3, Lot 88.

Petition 18-25 by S. JASON BALETSA/RICHARD W. OLSEN requesting a site plan special permit for non-conforming structure (§ 2.2.7.0) for more than 800 square foot increase in the gross square footage, demolition of existing detached garage and construction of new attached garage with second floor, renovation and additions to existing dwelling. Property located at 15 Little Point Road, Map 35 Lot 52-0.

Petition 19-1 by DAVID VALCOURT & ASHLEY RECKERT requesting variance (§ 5.5.0.0), Special Permits, including Dimensional (§§ 2.3.6.0 & 2.2.7.0.) for a non -conforming structures to construct two story addition at rear, with less than required lot area and frontage and encroaching (rear and side yard) detached garage. Proposed addition will be less than 10 feet from existing detached garage. Addition will exceed 15% expansion limit. Property located at 93 Kensington Lane, Map 23, Lot 66.

Petition 19-2 by MATT & GINA COBBETT requesting Dimensional Special Permit (§ 2.3.6.0) Special Permit (§ 2.2.7.0) for a nonconforming structure, and a Dimensional Variance (§ 5.5.0.0) to construct a porch encroaching more than 20% on rear yard setback, to increase the gross floor area and vertical dimension by more than 15% on a lot with insufficient lot area. Property located at 57 Walnut Road, Map 20, Lot 345 0.

And the following CONTINUED petitions will also be heard:

PETITION 18-21 (0 Grandview Place) (Continued from 12/18/2018), PETITION 18-19 (56 Greenwood Avenue)

1/10/2019 Community Development Office

**MEMBERS**  
MARC KORNITSKY, ESQ., CHAIR  
DANIEL DOHERTY, ESQ., VICE CHAIR  
BRADLEY CROFT, ESQ.  
ANTHONY PAPROCKI  
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TOWN OF SWAMPSCOTT  
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