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ZONING BOARD OF APPEALS

2021 JUL 14 PM 1 45

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 hearing at the following time and location:

Date: TUESDAY, JULY 20, 2021 **Begins at:** 7:00 PM
Location: HYBRID – Swampscott High School: Room B129 or Virtually 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 in a hybrid format, with the ability to attend in-person or via remote access.

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.

1. Online:

- Go to: <https://swampscottma.zoom.us/j/81399503290>
- 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: 813 9950 3290

3. Using the Zoom Smartphone application:

- Enter webinar ID: 813 9950 3290

AGENDA (begins below and continues on next page)

1. Approval of past meeting minutes

Note – some items (including items 9-13) are/will be continued to future meetings, as specified below.

No public comment will be taken on items 9-13.

2. **7:00PM – Petition 21-10** by STEPHEN TAPPER; requests a Dimensional Special Permit for the construction of a back deck, measuring approximately 8 feet by 20 feet. Property located at 16 ATLANTIC CROSSING (Parcel ID: 29-4-8)
3. **7:00PM – Petition 21-12** by ABDELOUAHAB AITELHADJ; requests a Special Permit for a Parking and Loading Requirement Reduction for the property located at 461-463 Humphrey Street, which will be converted from a two-family plus storefront structure to a three-family structure. Property located at 461-463 HUMPHREY STREET (Parcel ID: 19-174)

4. **7:20PM – Petition 21-08** by CORE STATES GROUP c/o ALAN ROSCOE; requests a Use Special Permit and Site Plan Special Permit for the construction of a full-service branch of Chase Bank with a remote, drive-thru ATM. Property located at 970 PARADISE RD (Parcel ID: 17-9A) **Continued from June.**
5. **7:30PM – Petition 21-11** by CALYX PEAK c/o MICHAEL DRYDEN; requests a Use Special Permit and a Site Plan Special Permit for the construction of a retail marijuana dispensary. Property located at 14-16 NEW OCEAN STREET (Parcel ID: 3-3)
6. **7:45PM – 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 June.**
7. **7:45PM – 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 June**
8. Other business that may come before the Board.

The following items will be continued to the September 2021 meeting:

9. **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).
10. **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).
11. **Petition 19-31** by T. KIERAN NUNAN AND CYNTHIA NUNAN, TRUSTEES c/o KENNETH B. SHUTZER, continued from October 2020, 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).
12. **Petition 21-01** by WINN DEVELOPMENT c/o CHRIS DRUCAS, ESQ. for an M.G.L Chapter 40B Comprehensive Permit to construct a mixed-income, 128-unit apartment building. Property located at 21 ELM PLACE (PARCEL ID: 6-118, 195, 199, 243)
13. **Petition 21-02** by MAHABABUL HAQUE for 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)

Marc Kornitsky
Zoning Board of Appeals Chair

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