



# 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

## JANUARY 11, 2022 MEETING MINUTES

**Time:** 7:02pm – 10:02pm  
**Location:** Remote via Zoom  
**Members Present:** M. Kornitsky, D. Doherty, B. Croft, A. Paprocki, H. Roman,  
**Members Absent:** A. Rose, P. Pearce  
**Others Present:** Marissa Meaney (Land Use Coordinator),

MOTION: M. Kornitsky to continue Petition 21-28: 17 Crosman Ave to January 18, 2022. Unanimously approved.

MOTION: M. Kornitsky to continue Petition 21-26: 12-14 Pine St to February 15, 2022. Unanimously approved.

## ZONING RELIEF PETITIONS

### PETITION 21-29

410 HUMPHREY ST

Petition by SIGN DESIGN c/o MARIE MERCIER. Requests Sign Special Permit for the installation of a new sign at Jack Conway Realty. Property located at 410 HUMPHREY ST (Parcel ID: 19-115)

MOTION: M. Kornitsky to continue to January 18, 2022. B. Croft seconds; unanimously approved.

### PETITION 21-27

22 BERKSHIRE ST

Petition by PEG and KIM MARTIN-EPSTEIN. Requests Dimensional Special Permit for demolition and reconstruction of covered porch and new deck. Property located at 22 BERKSHIRE ST (Parcel ID: 3-163) Continued from December.

ZBA acknowledged changes made to comply with rear-yard setback and concerns expressed by neighbor Paul Hayes.

Paul Hayes was present to confirm that he had seen the plans showing the changes and was okay with them.

MOTION: H. Roman to approve Dimensional Special Permit for demolition and reconstruction in accordance with new plans submitted. B. Croft seconds; unanimously approved.

Petition by WINN DEVELOPMENT c/o CHRIS DRUCAS, ESQ. Requests a Chapter 40B Comprehensive Special Permit for the construction of a 120-unit, mixed-income apartment building. Property located at 129 ESSEX ST, 25 & 35 PITMAN RD, 21 ELM PL (Parcel IDs: 6-195, 6-243, 6-199, 6-118)

The Winn Development team provided updates regarding community outreach and peer review. New materials for presentation before the Board included an updated site and parking layout, and a vehicle circulation plan.

Traffic peer reviewer Rodney Emery reiterated comments from his memo, stating that the additional 11 spaces on Pitman Road brings the development closer to achieving a more desirable parking count, but that the dimensions of the parking spaces seem to have decreased and may be too compact. Angela Gile responded by stating that the dimensions did not change, and will remain the same.

There were questions raised about assigned spaces. Winn Development stated that there would be one assigned spot per unit, and Mr. Emery stated that assigned spaces would be helpful.

Resident Maura White of 26 Elm Place expressed her concerns regarding traffic, and noted the sharp corner by Burkes Tumbling Academy.

Tara Gallagher of Hillcrest Circle expressed concerns about the difficulty of making a left out of Hillcrest onto Essex Street under current conditions, and stated that the increased traffic from the Elm Place development would only exacerbate the problem. She also inquired as to where guests would park.

Resident Gerald Perry expressed concerns about fire safety, given the scale of the development, and that the density creates a lack of resources for the police department.

