



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 18, 2022 MEETING MINUTES

Time: 7:01pm – 7:58pm
Location: Remote via Zoom
Members Present: M. Kornitsky, D. Doherty, B. Croft, A. Paprocki, H. Roman, P. Pearce, R. Landen
Members Absent: A. Rose
Others Present: Marissa Meaney (Land Use Coordinator),

MOTION: M. Kornitsky to approve minutes from December 21, 2021. B. Croft seconds; unanimously approved.

MOTION: M. Kornitsky to withdraw Petition 21-02 without prejudice, as requested by petitioner. D. Doherty seconds; unanimously approved.

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

ZONING RELIEF PETITIONS

PETITION 21-01

21 ELM PLACE

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) **Administrative item only.**

Angela Gile of Winn Development confirmed that there were no administrative matters to be taken care of, and that the architecture peer reviewer had been solicited.

MOTION: M. Kornitsky to continue Petition 21-01 to February 15, 2022. B. Croft seconds; unanimously approved.

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)

Carol Bulman, CEO of Jack Conway Realtors explained that they are hoping to have the sign with the red background and white lettering approved by the Board.

M. Kornitsky stated that the sign would have to be approved by a variance, and not special permit, as the guidelines for the Humphrey Street Overlay District call for green sign backgrounds with gold lettering.

Board and petitioner mutually concluded that petitioner will file for building permit with Inspector of Buildings for a conforming sign, and will keep petition with ZBA if need be, or will otherwise withdraw entirely.

MOTION: M. Kornitsky to continue to February 15, 2022, unless otherwise withdrawn without prejudice by petitioner. B. Croft seconds; unanimously approved.

PETITION 21-31

128 HUMPHREY ST

Petition by ABRAHAM GALLEGRO. Requests Special Permit for liquor license for new café; seeking relief from 4.4.1.0 of the Swampscott Zoning Bylaw. Property located at 128 HUMPHREY ST (Parcel ID: 2-28).

MOTION: M. Kornitsky to continue to February 15, 2022. B. Croft seconds; unanimously approved.

PETITION 21-28

17 CROSMAN AVE

Petition by CHERYL MILLER. Requests Dimensional Special Permit and Special Permit for Nonconforming Uses and/or Structures for a rear addition with back deck and staircase. Property located at 17 CROSMAN AVE (Parcel ID: 27-66)

Attorney Ken Shutzer, representing abutter Gail Georgeson at 21 Crosman Ave, stated that the Board does not have the jurisdiction to open the item due to a deficiency in the public hearing notice. In order to rectify the situation, Ms. Miller agreed to a continued hearing on March 2nd, 2022, and Town staff will be responsible for re-advertisement of the petition in the Daily Item, as well as the mailing of the abutter notices.

MOTION: M. Kornitsky to continue to March 2, 2022. B. Croft seconds; unanimously approved.

