



# 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

## FEBRUARY 23, 2021 MEETING MINUTES

**Time:** 7:02PM – 7:33PM  
**Location:** Remote via Zoom  
**Members Present:** D. Doherty, R. Landen, A. Paprocki, B. Croft, H. Roman  
**Members Absent:** M. Kornitsky, A. Rose, P. Pearce  
**Others Present:** Marissa Meaney (Land Use Coordinator), Rich Baldacci (Building Inspector)

Vice Chairman of the Board, D. Doherty called the meeting to order at 7:02 PM.

MOTION: D. Doherty to approve the previous meeting minutes from January 2021, following edits discussed; seconded by R. Landen; unanimously approved.

MOTION: D. Doherty to continue agenda items 5 through 11 to March 23, 2021. Seconded by H. Roman; unanimously approved.

MOTION: D. Doherty to continue agenda item 12 to April 20, 2021. Seconded by H. Roman; unanimously approved.

## ZONING RELIEF PETITIONS

### PETITION 21-03

44 MANTON RD

Petition by PETER BARKER c/o KEN SHUTZER, ESQ. for a Dimensional Special Permit to construct a greenhouse addition at the west side of the home. Property is located at 44 MANTON RD (Parcel ID: 28-52)

Attorney Shutzer provides presentation of petition before the Board.

There was no comment from the Board.

There was no comment from the public.

MOTION: R. Landen to approve the Dimensional Special Permit for the petition as submitted. Seconded by D. Doherty; unanimously approved.

### PETITION 21-04

53 PURITAN RD

Petition by GERALD SNEIRSON for a Dimensional Special Permit to construct second-floor master bedroom. Property located at 53 PURITAN RD (Parcel ID: 19-202)

D. Doherty referenced the statement issued by Building Inspector, Rich Baldacci, in which he provided calculations of aggregate square footage on the property over the course of the last five years, namely in 2019. The total square footage is now over 800, meaning that the petition would have to now go before the Planning Board for Site Plan Review.

Inspector Baldacci stated that his calculations were performed in fairness to section 5.4.2.0 of the Zoning bylaw.

D. Doherty agreed with statement made by Inspector Baldacci.

MOTION: D. Doherty to continue to March 23, 2021. H. Romans; unanimously approved.

