



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

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

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MARCH 15, 2022 MEETING MINUTES

Time: 7:00pm – 9:37pm
Location: Remote via Zoom
Members Present: M. Kornitsky, D. Doherty, B. Croft, H. Roman, P. Pearce
Members Absent: A. Rose, A. Paprocki, R. Landen
Others Present: Marissa Meaney (Land Use Coordinator)

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)

Land Use Coordinator, Marissa Meaney, read into the record an email sent by Jen DeMagistris, Owner of Burke's Tumbling Academy, which was written in support of the project.

Cliff Boehmer of Davis Square Architects, hired by the Town to conduct peer review of the architectural elements of the project, express his overall support of the plans, including the at-grade railroad crossing. He did, however, state that the in-unit washer/dryer does not comply with DHCD standards, and that best efforts should be made to conceal mechanical equipment on roof. As for the shadow study, he noted that only during limited times of the year, around 9AM, would shadows fall on Pitman Road homes – he noted that the mitigation of pushing the top floor back was very effective. Lastly, he recommend a preliminary construction management plan.

The item was opened for public comment

1. Jen Garry – concerned about proximity of new school to Elm Place; it was clarified that new Town school will be located on other side of Town
2. Cynthia Tennant (Doherty Cir resident) - Inquired as to how close development will be to existing SHA buildings
3. Maura White (21 Elm Pl) - Concerned that Elm Place resident concerns are not being addressed. There is traffic from cars at Burke's, cars racing down Burpee Rd who try to catch green light, and cars parking on the street.
4. Gerry Perry – Pleased to hear about the Rail Trail tunnel connection, but wants to make sure that appropriate permits are secured at the state level. Going forward, the discussion over funding for the connection should be part of process. He would also encourage ZBA to invite Fire & Police Chiefs to next meeting to discuss installation of fire gate at Doherty Circle, which is necessary for public safety. He noted the idea of making a right turn only onto Essex during rush hour (ZBA doesn't have jurisdiction; issue for Select Board), and lastly noted that traffic and parking is too much.
5. Leslie Almotta (Doherty Cir resident) - Against fire gate because it is safety concern for SHA residents, and stated that parking is not enough.
6. Anne Driscoll – also maintained that parking is not enough
7. Roberty Bradley & Chris Mancini – both expressed support of project, and stated that developer has been great in responding to feedback. They also agreed that no one development will be able to solve all of issues that concern the

Town.

8. Bill DiMento – expressed support of project, but expressed deep concerns over need for fire gate, and thinks that Chief Potts of Fire Department is incorrect in stating that emergency vehicles can access Elm Place adequately without it
9. Marzie Galazka, Director of Community and Economic Development – Looks forward to having the design team review proposal, but stated that parking on Pitman Road is not feasible

Board Member Heather Roman maintained that the satellite parking lot is not appropriate, as it is too far from development, and needs to be considered elsewhere

