



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

OCTOBER 27, 2020 MEETING MINUTES

Time: 7:01 p.m. – 7:47 p.m.
Location: Remote via Zoom
Members Present: M. Kornitsky, H. Roman, A. Rose, P. Pearce, A. Paprocki, B. Croft
Members Absent: D. Doherty, R. Landen
Others Present: Marissa Meaney (Land Use Coordinator)

Chairman of the Board, M. Kornitsky called the meeting to order at 7:01 PM.

MOTION: M. Kornitsky to approve the previous meeting minutes from September 2020; seconded by B. Croft; unanimously approved.

MOTION: M. Kornitsky to continue the following items to November: Petition 19-31, Petition 20-12, Petition 20-19, Petition 20-11, and Petition 12-5. Seconded by H. Roman; unanimously approved.

ADMINISTRATIVE REVIEW

PETITION 19-25

161 BURRILL STREET

Petition by JIMMY RODRIGUEZ, seeking special permit for parking relief for a proposed coffee shop. Planned hours of operation are 5:15 a.m. to 7:15 p.m. (Parcel ID: 3-108)

M. Kornitsky asked Mr. Rodriguez when he plans to open for business. Mr. Rodriguez replied that he would like to begin pulling permits and move forward with construction.

MOTION: M. Kornitsky to set a further review date for two months after Certificate of Occupancy has been obtained and business has been running. A. Rose seconds; unanimously approved.

ZONING RELIEF PETITIONS

PETITION 20-21

120 GALLOUPES POINT RD

Petition by CHRISTOS KOURTIDIS. for §5.5.0.0. Dimensional variance for construction of a 12'x16' shed in the back corner of the lot. Current required setback is 12 feet; petitioner is asking for setback of 4 feet from abutters on 19 Juniper Rd and 4 Galloupes Terrace. (Parcel ID: 26-115).

C. Kourtidis stated that he followed the recommendations of the Board provided at the last meeting, and will therefore rotate his shed by 90 degrees so that he may be eligible for a Dimensional Special Permit.

MOTION: A. Rose to approve Dimensional Special Permit for accessory structure. B. Croft seconds; unanimously approved. (H. Roman recused)

PETITION 20-22

60 PROSPECT STREET

Petition by DONNA BRULEY for a special use permit to convert existing basement into accessory dwelling. (Parcel ID: 13-95).

M. Kornitsky noted the comment submitted by Building Commissioner, Rich Baldacci, regarding the requirement of an egress window from the bedroom.

MOTION: A. Rose to approve Dimensional Special Permit for accessory structure. B. Croft seconds; unanimously approved.

PETITION 20-23

16 SCULPIN WAY

Petition by MICHAEL SHAFFNER for a nonconforming use and/or structure special permit for the construction of a one-bedroom addition on the property, thus changing the structure from a single-family to a two-family residence. (Parcel ID: 19-186A)

Alexandra Peterson of Derby Square Architects represented petitioner Michael Shaffner. She presented to the Board, showing side-by-side drawings of the existing and proposed conditions. Only change in setbacks are front and rear but they still meet the minimum requirements for A3 Zoning District.

M. Kornitsky asked if any additional parking would be needed. A Peterson said that there are currently three spaces, they are requesting a fourth, but are happy to leave it at three if the Board prefers.

B. Croft asked for clarification regarding the nature of the nonconforming use/structure permit. A. Rose explained that this petition was brought before the Board because changes are being made to the nonconforming structure, with an increase of GFA that is greater than 15%, and therefore must come before the Board to show that though changes are being made, they are not substantial nor would they increase the existing nonconformity.

A Paprocki asked whether or not this petition was subject to Site Plan Review by the Planning Board. A. Rose explained that it is not because only 690 ft² of new space is being added, as 110 ft² already existed from the current sunroom.

There was no comment from the public.

MOTION: B. Croft to approve petition as is, given finding that no proposed changes are inconsistent with the requirements. A. Rose seconds; unanimously approved.

Chairman of the Board, M. Kornitsky, adjourned the meeting at 7:47 PM.

