



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

DECEMBER 16, 2020 MEETING MINUTES

Time: 7:31 p.m. – 8:37 p.m.
Location: Remote via Zoom
Members Present: M. Kornitsky, R. Landen, P. Pearce, A. Paprocki, B. Croft
Members Absent: A. Rose, D. Doherty, H. Roman
Others Present: Marissa Meaney (Land Use Coordinator)

Chairman of the Board, M. Kornitsky called the meeting to order at 7:31 PM.

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

MOTION: M. Kornitsky to continue the following items to January: Petitions 12-5 and 12-5(2), Petition 19-31, Petition 20-11, Petition 20-19, and 20-25. Seconded by H. Roman; unanimously approved.

ZONING RELIEF PETITIONS

PETITION 20-24

10 PALMER RD

Petition by THOMAS GROOM c/o Robert McCann for a dimensional special permit, special permit for nonconforming use/structure, special permit for wetland protection overlay district, and site plan special permit for the construction of a single-family home. Property located at 10 PALMER ROAD (Parcel ID: 33-13D)

There was no comment from the Board.

The item no comment from the public.

MOTION: M. Kornitsky to approve petition as submitted. B. Croft seconds; unanimously approved.

PRESENTATION BY WINN COMPANIES

Team members from the Winn Companies, represented by Chris Drucas, Esq., conducted a preliminary presentation for members of the ZBA regarding a proposed 40B development at Elm Place in Swampscott.

The transit-oriented development is to contain 128 units – 46 at market rate; the remaining to be affordable based on percentage of Area Median Income.

The comprehensive permit for this development is scheduled to appear before the Board in February.

Chairman of the Board, M. Kornitsky, adjourned the meeting at 8:37 PM.

