



# 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 CROFT, ESQ.  
ANTHONY PAPROCKI  
ANDREW ROSE

### ASSOCIATE MEMBERS

RON LANDEN  
HEATHER ROMAN  
EMILY STUART

## JUNE 26, 2018 MEETING MINUTES

**Time:** 7:05-7:45PM  
**Location:** Swampscott High School, 200 Essex Street, Room B129  
**Members Present:** M. Kornitsky, H. Roman, R. Landen, A. Rose  
**Members Absent:** B. Croft, E. Stuart, A. Paprocki, D. Doherty.

**Others Present:** Maureen Shultz, Community Development Office, Sandra Pupelis, Silverio Boleto, (applicants), Carlos Salib, (Architect), John and Rebecca Ingalls (residents) Gilbert Hendry (applicant).

Meeting to order at 7:04 P.M. by Chair Kornitsky.

## MEETING MINUTES

The Board reviewed the drafted minutes from the May 29, 2018, hearing.

**MOTION:** by M. Kornitsky to approve the meeting minutes from May 29, 2018, seconded by A. Rose, unanimously approved.

M. Kornitsky explained to applicants of 31 Mountwood Road, Swampscott, Mass, that they would need a four-member approval for their special permit and since there were only four members present -it was suggested they go forward with the petition, but they would be offered the opportunity to withdraw or continue the request if not approved by all four members present.

## ZONING RELIEF PETITIONS

### PETITION 18-08

### 31 MOUNTWOOD ROAD

**7:00PM – PETITION 18-08 (31 MOUNTWOOD ROAD):** Application of SANDRA PUPELIS & SILVERIO BOLETO seeking a special permit (nonconforming use/structure) and site plan special permit to renovate and add about 2,100 sf of living space including a garage as well as renovate an existing single-family home that suffered a fire on March 20, 2017. Map 15, Lot 23.

Mr. Carlos Salib, (Architect) submitted updated survey / landscaping plans to the Board. Mr. Carlo Salib (Architect) walked the board members through the landscape plans and showed existing footprint.

Member M. Kornitsky question the frontage square feet, suggestion was made to add garage footage, 1400 sq. feet not on original application.

Member H. Roman questioned whether the height of the structure would be changed -answer no.

M. Kornitsky asked about the 14.7 square feet existing front > M. Kornitsky asked that the original application be amended to read 14.0 and to also add garage footage 1400 Square feet.

M. Kornitsky asked for public comment:

Abutters John and Rebecca Ingalls, 127 Walker Road, Swampscott, Mass, looked at the proposed plan, commented their only concern for the project would be the lighting and noise that might infringe upon their home due to it be lower to the proposed locations. (West Side) during and after the construction.

Motion: By M. Kornitsky to close public hearing seconded by R. Landen / Unanimously approved.

Motion: by H. Roman to approve above petition 18-08, seeking a special permit (nonconforming use/structure) and site plan special permit to renovate adding approx. 1400 square feet, add a two-car garage to the home that was damaged by fire, be consistent with the plans, including all recommendations of the Swampscott Historical Commission and Planning Board and that materials used are consistent with existing materials as shown on the application, seconded by A. Rose, unanimously approved.

## 51 SHERIDAN ROAD

**7:20PM – PETITION 18-09** (51 SHERIDAN ROAD): Application of GILBERT & JODI HENDRY seeking a special permit (nonconforming use/structure) to add more than 15% of the existing single-family home on a nonconforming lot. Proposal includes an addition of 520 sf of interior space and a 147 sf deck. Map 4, Lot 143. Applicant Gilbert Hendry spoke on his own application.

No Public present / No public Comment

Motion: by M. Kornitsky to close public hearing, seconded by R. Landen.

Motion: by A. Rose to approve above petition 18-09 subject to following terms and conditions that the construction be in accordance with the plans submitted to the Board, new construction be built in accordance with all applicable laws, regulations, codes and by-laws, including all recommendations of the Swampscott Historical District Commission and that materials used are consistent with existing materials as shown on the application, seconded by Member H. Roman. Unanimously approved.

MOTION: by A. Rose to close the meeting, seconded by M. Kornitsky, unanimously approved.

Meeting adjourned at 7:48P.M

Maureen Shultz  
Office of Community Development