



TOWN OF SWAMPSCOTT

ZONING BOARD OF APPEALS

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

MEMBERS

MARC KORNITSKY, ESQ., CHAIR
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ASSOCIATE MEMBERS

DOUGLAS DUBIN
ANDREW ROSE

PUBLIC HEARING NOTICE

Notice is hereby given that the **SWAMPSCOTT ZONING BOARD OF APPEALS** will be holding a public meeting at the following time and location:

Date: WEDNESDAY, APRIL 29, 2015
Location: SWAMPSCOTT SENIOR CENTER, 200 ESSEX STREET (REAR)
Begins at: 7:00 PM

AGENDA

1. 7:00 PM – Review and approve minutes from previous meetings
2. 7:00 PM – **PETITION 14-18** (GLEN ROAD): Application of John R. Connor for special permit to demolish existing structure and build a single-family residential structure with a one-car garage. Map 23, Lot 53. (*continued from February meeting*)
3. 7:15 PM – **PETITION 15-3** (352 HUMPHREY STREET): Application of RITA MCNEIL for use special permit to convert dental office to real estate office. Map 2, Lot 123. (*continued from previous meeting*)
4. 7:30 PM – **PETITION 15-4** (224 SALEM STREET): Application of ITALO VISCO of LCB SENIOR LIVING for demolition of two single-family structures on a parcel (3.134 acres) and the construction of an assisted living facility of 84 units in the A-2 district which requires the granting of a Use Special Permit under Section 2.2.3.0. (A.6) of the Zoning Bylaw under the provisions of 5.3.2.0. and the granting of a Site Plan Special Permit under 5.4.8.0. and any other Special Permit or Variance for Dimensional Relief or otherwise as the ZBA may deem appropriate. Map 17, Lot 23. (*continued from previous meeting*)
5. 8:00 PM – **PETITION 15-8** (52 PHILLIPS BEACH AVENUE): Application of MONA SIGEL for dimensional special permit, site plan special permit, and dimensional variance for relief from zoning bylaw to construct a two-car garage and mudroom to an existing single-family residence. Existing structure and lot are conforming. Relief sought for 10-foot front setback (where 30 feet are required) and to wall off existing garage to provide limited storage space. Map 30, Lot 17.
6. 8:15 PM – **PETITION 15-9** (499 HUMPHREY STREET): Application of STEVE DARIOTIS for special permit (nonconforming use/structure) to create an accessory apartment. Map 19, Lot 183.
7. 8:30 PM – **PETITION 15-10** (286 HUMPHREY STREET): Application of NAM NGUYEN and THO THI LAM-NGUYEN for use special permit and special permit (parking and loading requirements) to allow for outdoor seating at existing restaurant in the B1 district along with relief to waive the requirement of off-street parking related to the proposed outdoor seating. Applicant seeks a use special permit pursuant to Section 2.2.3.0. E. 40 for five (5) tables with four (4) seats each for a total of twenty (20) outdoor seats situated on the easterly side and accessed through an existing sliding door. Map 2, Lot 143C.
8. 8:45 PM – **PETITION 15-11** (20 OUTLOOK ROAD): Application of NATALIA SHCHERBINA for use special permit for an accessory apartment with one bedroom, living room, kitchen, bathroom and parking space. Map 4, Lot 33.
9. 9:00 PM – **EXECUTIVE SESSION** – Board to vote to go into Executive Session to discuss litigation pertaining to Petition 15-2 (35 Lincoln House Avenue)
10. Other business that may properly come before the Board

Marc Kornitsky
Zoning Board of Appeals Chair