



# 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  
DONALD HAUSE  
ANTHONY PAPROCKI  
HARRY PASS, ESQ.

### 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, MAY 27, 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 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 Zoning Board may deem appropriate. Map 17, Lot 23. **Petitioner expected to request continuance to June 8, 2015** (continued from April meeting).
3. **7:00 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 (continued from April meeting).
4. **7:00 PM – PETITION 15-13** (22 SHERWOOD ROAD) of EMANUEL KVITNITSKY to amend ZBA petition 13-36 for dimensional special permit for time extension (dated February 27, 2014). Map 19, Lot 13.
5. **7:15 PM – PETITION 15-9** (AMENDMENT) of STEVE DARIOTIS for special permit (nonconforming uses and-or structures) to add a third dwelling unit. Property located at 499 HUMPHREY STREET, Map 19, Lot 183 (continued from April meeting).
6. **7:30 pm - PETITION 15-15** of BOARD OF SELECTMEN OF TOWN OF SWAMPSCOTT for use special permit to reopen vacant Senior Center for use as Cultural Center, re-establishing it as a municipal use (under "Other Municipal Use"). No modifications of building aside from access upgrades required by building code. Property located at 89 BURRILL STREET, Map 1, Lot 23.
7. **7:45 PM - Petition 15-12** of KENNETH J. CARPI for dimensional special permit and dimensional variance to construct a second floor on existing non-conforming three-car unattached garage adjacent to a single family residence. Relief sought for 7.5 foot side yard setback (where 3 feet are required) and building height of 16.3 feet (where 15 feet is allowed) for second floor storage only. Property located at 54 TUPELO ROAD, Map 26, Lot 122.
8. **8:00 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 April meeting).
9. **8:15 PM PETITION 15-16** of GAIL VISEATIN for use special permit to use existing accessory apartment as an accessory apartment for family. Property located at 272 ATLANTIC AVENUE, Map 32, Lot 31.
10. **8:30 PM PETITION 15-14** of JO ANN SIMONS DERR of 60 Shepard Avenue to Appeal Determination of Inspector of Buildings to issue permit to The Beach Club to install lights on courts #1 and #2. Building permit would increase hours of use of courts from dusk to 9 PM and would be a nuisance and distraction. Petitioner requests lights be disallowed and permit reissued to allow re-surfacing only. Property located at 80 SHEPARD AVENUE, Map 32, Lot 11.
11. Other business that may properly come before the Board

Marc Kornitsky  
Zoning Board of Appeals Chair