



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
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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, SEPTEMBER 16, 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 12-38 AMENDMENT** (205 BURRILL STREET): Application of SWAMPSCOTT FINE WINES, LLC dba RAILROAD LIQUORS seeking to amend decision of petition 12-38 to allow opening at 6am Monday through Saturday to sell coffee and special permit to use an LED light in the window that is 20 inches x 10 inches that reads “Open” when lit. Map 5, Lot 2.
3. **7:00 PM** – **PETITION 15-11 AMENDMENT** (20 OUTLOOK ROAD): Application of NATALIA SHCHERBINE seeking to amend decision on petition 15-11 for permit for accessory apartment with parking and requesting conditions to be lifted as property meets all criteria according to zoning bylaw. Map 4, Lot 33.
4. **7:15 PM** – **PETITION 15-24** (324 ESSEX STREET): Application of STEPHANIE RAE SULLIVAN for use special permit, site plan special permit, dimensional variance, and special permit (parking and loading requirement reduction) to remove existing 1-story office building and construct new 2.5-story building with two commercial spaces on the first floor, four residential units above, and parking for six cars on the first floor. Map 13, Lot 135. *Continued from previous hearing.*
5. **7:15 PM** – **PETITION 15-25** (638-646 HUMPHREY STREET): Application of MORANDO & COMPANY for use special permit for tenancy for professional business office of five employees with hours of operation of 7am-8pm Monday to Saturday and install sign on front of building that meets zoning bylaw requirements. Map 23, Lot 10.
6. **7:30 PM** – **PETITION 15-26** (197 ESSEX STREET): Application of AHRABAR SAID and KHALED KHODR for use special permit to add a restaurant to property (Swampscott Pizza & Grill); add exterior seating and umbrellas to grass area in front; round sign and internally lit; with hours of operation Mon-Fri 6a-10p, Sat-Sun 7a-9p. Map 12, Lot 102A.
7. **7:30 PM** – **PETITION 15-27** (450 PARADISE ROAD): Application of 43ARC LLC / SCOTT CLAUSSEN for use special permit to allow for the sale of beer and wine for a Craft Beer Cellar store which sells craft beer, wine, and related merchandise. Signage will follow applicable bylaws. Map 17, Lot 9F.
8. **7:45 PM** – **PETITION 15-28** (15 LITTLES POINT ROAD): Application of MICHAEL HOFFMAN c/o SHUTZER, LAURION & ASSOCIATES for use special permit and special permit (parking and loading requirement reduction) to use the residence as a bed and breakfast establishment to accommodate not more than three rooms occupied by bed & breakfast guests where the owner of the establishment will reside. The bed and breakfast is intended for guests for intermittent visits. All parking for residents and guests shall be off-street. There shall be no exterior form and architectural enlargements or modifications to the structure to accommodate the bed and breakfast. Map 35, Lot 52.
9. **7:45 PM** – **PETITION 15-29** (29 PURITAN ROAD): Application of MICHELLE & MARC STRAGER for dimensional special permit, dimensional variance, site plan special permit and special permit (nonconforming use/structure) to add an addition to the rear of existing house and a lateral garage addition. Map 19, Lot 197.
10. Other business that may properly come before the Board

Marc Kornitsky
Zoning Board of Appeals Chair