

ZBA MINUTES 12/17/14

Meeting called to order at 7:05 PM at Swampscott Senior Center, 200 Essex St. (rear)

Members Present:

Marc Kornitsky, Chair
Dan Doherty, Vice Chair
Don Hause
Anthony Paprocki
Harry Pass
Andy Rose
Doug Dubin

Others in attendance:

Kenneth Shutzer, Esq. (lawyer); Angela Ansara (applicant)

Petition 14-25 of John Quinn: For use special permit to have existing apartment designated as an accessory apartment. Property located at 49 Greenwood Ave (parcel 19-225).

Petition withdrawn without prejudice.

Petition 14-14 of Angela Ansara: For dimensional special permit, special permit, and site plan special permit to add storage with administrative space. Property located at Vinnin Square Liquors, 371 Paradise Rd (parcel 17-50A).

Petitioner's representative explained the purpose of proposed expansion of exterior of building at the premises is to accommodate an increased need for floor and storage space. The proposed second floor will be constructed internally only to accommodate an increased need for office, administrative and warehouse storage space. The second floor will not serve to increase the height of the building by more than thirty five (35) feet.

The Board asked many questions of petitioner's agenda which were answered to Board's satisfaction. Planning Board and Town Planner provided certain input and requested certain aspects of the proposed project by addressed. The Board made recommendations and offered suggestions to the petitioner with respect to aspects of the proposed project that the Board felt needed modifications, either directly, or at the request of Town Planner and/or Planning Board. In response to each such request, suggestion or recommendation, the petitioner and its agents and representatives responded thereto and addressed the same to the Board's ultimate approval and satisfaction. The floor was opened to the public; there was no member of the general public to speak in opposition to the petition.

Public meeting closed. Motion made, seconded and unanimously approved to grant the petitioner's request comprehensively including conformance with the plans, renderings, drawings, and materials (written and otherwise) that were filed with the Town in the petitioner's application for said relief and/or which were presented to the Board during the course of the continued public hearings. The Board also provided that the approval will permit the petitioner to add certain lighting at the renovated and constructed building but such lighting will only serve to illuminate the sidewalk. Chairman Kornitsky will write the decision to grant the petitioner a dimensional special permit under section 2.3.6.0 of the Bylaw as detailed herein and grant the petitioner a special permit under section 3.1.1.3. of the Bylaw as detailed herein.

Petition 14-17 of S. Terechen, Mgr Four Season Motor Group: For request to appeal determination of Inspector of Buildings and granting of use special permit. Property located at 10 Cedar Hill Terrace (parcel 19-101).

Petition withdrawn without prejudice.

Petition 14-18 of John R. Connor: For special permit to demolish existing structure and build a single-family residential structure with a one-car garage. Property located on Glen Road, Lot 11 (parcel 23-53).

Petitioner Connor was represented by Attorney K. Shutzer. Existing structure on the property has been used for storage and as a garage. Garage is accessible from Glen Road by shared driveway abutting property of Michael & Jill Cassidy Hartman of 40 Glen Road. Petitioner is seeking a Section 6 Special Permit or Special Permit under Section 2.2.7.5. "reconstruction of non-conforming structure" or alternatively a declaration by the Board the lot is a pre-existing non-conforming buildable lot. Petitioner seeks to build a single-family residential structure with a gross floor area of approximately 1,664 square feet with a one-car below grade garage.

A detailed discussion of the history of the property was held. The Board voted 4 to 1 that the property had not been abandoned, ultimately directing the Petitioner and abutters to meet on site to discuss their respective concerns, including siting of the proposed single-family residence on the lot and widening of Glen Road to improve vehicular access.

The matter was ultimately continued to the January 20th meeting.

Meeting adjourned.

Helen Kennedy
ZBA & Planning Board Secretary