



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

OCTOBER 21, 2015 MEETING MINUTES

Time: 7:00– 7:45 pm

Location: Swampscott Senior Center, 200 Essex Street (rear)

Members Present: M. Kornitsky, D. Dubin, A. Rose, A. Paprocki

Members Absent: D. Doherty, D. Hause, H. Pass

Others Present: Charles Blander, Chris Drucas (attorney), Bill DeMento (attorney), Sheryl Levenson (petitioner), Bill Olgren (engineer), Jacqueline Shanahan (abutter), Paul Lynch (attorney), Ava Hoppenstein Shore (abutter), Chris Hall (architect), Robert Zirelli (architect), Dale Cullinan (petitioner), Michael Cullinan (petitioner), Mark Skaletsky (petitioner)

Meeting called to order at 7:15 pm by M. Kornitsky.

MEETING MINUTES

The Board discussed the drafted minutes for April 16, 2014 and September 16, 2015. **Motion:** To approve the minutes by D. Dubin, seconded by A. Paprocki, unanimous vote.

ZONING RELIEF PETITIONS

PETITION 15-4

224 SALEM STREET

Request for an Administrative Review for a Minor Modification to the Site Plan. Related to the plans that have been approved in association with a Site Plan Special Permit and Use Special Permit for an Assisted Living Facility. Map 17, Lot 23.

Attorneys Chris Drucas and Bill Demento requested that the petitioner be allowed to add a page as an addendum to the original decision. M. Kornitsky reviewed the decision by the planning board. A. Rose mentioned that although he is an abutter, he does not feel he has a conflict.

M. Kornitsky opened it up for public comment, there was none.

Motion: By D. Dubin to accept the amendment seconded by A Paprocki, unanimous vote. Approved.

PETITION 15-30

80 SHEPARD AVENUE

Application of SHERYL LEVENSON seeking an appeal of determination of the Inspector of Buildings related to the rebuilding of a shade structure that was taken down voluntarily at the Beach Club; requesting that permit be revoked. Map 32, Lot 11.

M. Kornitsky announced that he would recuse himself from the vote, leaving only 3 members present so petitioner requested a continuance until November 18th.

Motion: To continue by A. Rose, Seconded by D. Dubin, unanimous vote. **Approved.**

PETITION 15-31

36 MAPLEDALE PLACE

Application of MICHAEL CULLINAN seeking a dimensional special permit to connect main house to garage, relief sought for rear setback. Map 4, lot 33.

Dale and Michael Cullinan requested permission for a special permit to construct a breezeway onto their existing garage.

A. Rose mentioned that he thinks they would first need a survey. M. Kornitsky explained the need for an instrument survey. He suggested calling Ralph Reed for the survey. M. Kornitsky also mentioned that it was very difficult to get a variance given the new bylaws. A. Rose concurred and mentioned that they haven't given out many variances with the new zoning bylaws. M. Kornitsky also mentioned that they would also like to see an elevation plan. D. Dubin mentioned that the first step is the survey, and that they should come back when they have that as well as the elevation plan. Petitioner requested a continuance until November 18, 2015.

Motion: To continue, by A. Rose, Seconded by D. Dubin, unanimous vote. **Approved.**

PETITION 15-32

34 BLODGETT AVENUE

Application of ANDREA B. COHEN & JODY HELLER, TRUSTEES for dimensional special permit and site plan special permit to demolish existing single-family dwelling and construct a new single-family dwelling on a 10,117 sf lot with frontage of 98 ft, where 30,000 sf and 125 ft of frontage are required. Map 32, lot 59.

Atty. Bill DeMento spoke on behalf of the petitioners and mentioned that they did go before the planning board where they heard the feedback of the board, and that they did raise some good points, he is requesting a continuation to reconsider the plans for the property.

Motion: To continue, by A. Rose, seconded by D. Dubin, unanimous vote. **Approved.**

PETITION 15-33

1 CLIFF ROAD

Application of MARK & CATHERINE SKALETSKY. For special permit (nonconforming use/structure) and site plan special permit to demolish an existing dwelling and construct a new 3,589 sf residence; lot is pre-existing nonconforming due to lot area of 21,841 sf where 30,000 is required. New home will conform to all current zoning setbacks and requirements. Map 36, lot 19.

Attorney Jeff Shub, architect Chris Hall, and engineer Peter Olgren spoke on behalf of petitioners Katherine and Mark Skaletsky. They submitted a letter of support from Donna and Robert Lavoie, abutters, to Mr. Kornitsky. The board asking some questions and mentioned that the plans were for a modest, beautiful home. M. Kornitsky asked if anyone was present for public comment, there were none.

Motion: To approve the petition for reconstruction on a non-conforming lot by A. Paprocki, seconded by A. Rose, unanimous vote. **Approved.**

Motion: To close the public hearing at 7:42pm by A. Rose, seconded by D.Dubin, unanimous vote.

Danielle Leonard
ZBA Secretary