



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

DECEMBER 16, 2015 MEETING MINUTES

Time: 7:00-8:36PM
Location: Swampscott Senior Center, 200 Essex Street (rear)
Members Present: M. Kornitsky, A. Rose, A. Paprocki, H. Pass,
Members Absent: D. Dubin, D. Doherty, D. Hause
Others Present: Michelle and Marc Strager (petitioners), Bill Watkins (attorney), Michael McCloskey (architect), David Irving (abutter), Paul Cohen (abutter), Michael Sinrich (abutter), John Feehan (abutter).

Meeting called to order at 7:17pm by Chairman Kornitsky.

ZONING RELIEF PETITIONS

PETITION 15-35 (168 A&B HUMPHREY STREET): seeking a special permit related to the signage of Kells Kremer and Popo's Hot Dogs. Map 2, Lot 178A.

H. Pass recused himself as applicant, leaving only three board members to hear/vote on the petition.

Motion: to Continue to Jan. 20, 2016, unanimously approved.

PETITION 15-36 (29 PURITAN ROAD): Application of MICHELLE AND MARC STRAGER seeking a dimensional special permit (non-conforming use/structure) to add a garage, with bathroom above. Map 19, Lot 197.

Considering only four members of the ZBA were present, Chairman Kornitsky explained the options to petitioners Michelle and Marc Strager for hearing their petition. They could choose to have their request for a special permit heard this evening, but would require a unanimous vote from the Board, or they could elect to continue the matter until next month with the hope that more members of the ZBA would be present. The petitioners elected to move forward, and the petition was opened up for public comment.

Chairman Kornitsky mentioned a letter submitted from Atty. Chris Drucas, acting on behalf of his client, David Irving, an abutter opposing the permit, requesting that the hearing be moved until the January 2016 meeting, because Atty. Drucas could not attend this evening.

PUBLIC COMMENT

Paul Cohen, 25 Puritan Road, abutter: He sees this project as a major improvement to the neighborhood.

Michael Sinrich, 33 Puritan Road, abutter: He stated that he reviewed the plans and that all of these houses have been upgraded and renovated. Having a garage is a necessity today. From an architectural standpoint, he feels that it really fits in. This isn't a modern looking house, in his opinion; it fits in with the neighborhood character.

John Feehan, 34 Puritan Road, abutter: He stated that he bought the house several years ago partly because it's an older neighborhood. He feels that if you increase the mass of the house it will make a dramatic impact on the neighborhood. I'm concerned that when you expand the mass of the house at the road, it will have a serious negative impact on the neighborhood.

David Irving, 32 Puritan Road, abutter: He stated that he is being represented by Chris Drucas, and would respectfully ask that we keep public comment open until the next meeting.

The petitioners, Michelle and Marc Strager spoke and mentioned that they are downsizing and would be moving into the property after the renovation. They mentioned that the setbacks in the front and on the side will not change. They mentioned the height would go from 20 to 24 feet, and that the renovations would make a large architectural improvement to the neighborhood as it is now.

The Board elected to hear the petition as requested by the petitioner.

Mr. Rose asked Mr. Irving what his objection was, and Chairman Kornitsky mentioned that Atty. Drucas says in his letter that the concerns are related to building mass in relation to other structures in the neighborhood, as well as reduction in view corridor.

Mrs. Strager responded that the view corridor would remain, it would not be reduced.

Mr. Kornitsky inquired about pervious pavers for the driveway and mentioned that he would prefer to see that, and architect McCloskey mentioned that they could accommodate that request. Mr. Kornitsky inquired about the size of the garage door and the placement of the condenser unit. Mr. McCloskey responded that they had no intention of putting the condenser in the view corridor and that the garage door was 8 feet.

Mr. Kornitsky mentioned that he felt the relief requested was modest in comparison to other requests that the Board has seen.

Mr. Rose mentioned that he couldn't see where Atty. Drucas would be able to introduce anything that would change his mind in terms of approving the relief requested. He stated that he felt the project was

consistent with the neighborhood, and a very modest project. He stated that he felt it would be inconsistent to vote against the project.

Motion: to close the public hearing by Mr. Kornitsky, second by Mr. Rose, unanimous.

Motion: to approve requested relief by Mr. Kornitsky, and to grant the special permit, subject to conditions including the project be built with the plans dated 12/14/15, no mechanicals in view corridor on either side, and that there be some form of mitigation of stormwater run off, either by installing one wet well or use pervious material within the driveway. Motion second by Mr. Pass, unanimous approval.

Motion: to adjourn at 8:36 by Mr. Pass, seconded by Mr. Rose, unanimous

Daniel Leonard
Zoning Board of Appeals Secretary