



# 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  
BRADLEY L. CROFT, ESQ.  
ANTHONY PAPROCKI  
ANDREW ROSE

**ASSOCIATE MEMBERS**  
RON LANDEN  
HEATHER ROMAN  
PAULA PEARCE

## APRIL 30, 2020 MEETING MINUTES

**Time:** 7:03 p.m. – 7:09 p.m.  
**Location:** Virtual Meeting through Zoom  
**Members Present:** M. Kornitsky, D. Doherty, B. Croft, P. Pierce, A. Rose  
**Members Absent:** H. Roman, A. Paprocki, R. Landen  
**Others Present:** Molly O'Connell (planner)

Chairman of the Board, M. Kornitsky called the meeting to order at 7:03 p.m.

MOTION: M. Kornitsky to withdraw without prejudice Petition 20-17. Seconded by D. Doherty, unanimously approved.

MOTION: M. Kornitsky to continue all other items on the agenda to the May 27<sup>th</sup> Zoning Board meeting. Seconded by D. Doherty, unanimously approved.

## ZONING RELIEF PETITIONS

### CONTINUED - PETITION 19-31

55 BLANEY STREET

Petition by T. KIERAN NUNAN AND CYNTHIA NUNAN, TRUSTEES C/O KENNETH B. SHUTZER seeking a dimensional special permit, special permit (non-conforming use/structure), special permit for parking relief, and special permit for size of parking spaces to construct a roof deck and dormer addition to the structure and reduce the number and/or size of parking spaces. The Petitioner plans on re-establishing the use as a two (2) family structure, which is allowed in the A-4 district. Property is located at 55 BLANEY STREET (Map 2, Lot 156). Ken Shutzer, attorney, and both petitioners were present.

### CONTINUED - PETITION 20-07

17 BLANEY STREET

Petition by FLOW DESIGN ARCHITECTS seeking a dimensional special permit and special permit (non-conforming use/structure) for renovations to an existing single-family home including a new entry and new second-floor deck. Property located at 17 BLANEY STREET (Map 2, Lot 149).

### CONTINUED - PETITION 20-08

23 SUMNER STREET

Petition by BENJAMIN YELLIN seeking a dimensional special permit and use special permit to construct an addition to an existing dwelling for a proposed accessory apartment. Property is located at 23 SUMNER STREET (Map 27, Lot 162).

### CONTINUED - PETITION 20-09

39 NICHOLS STREET

Petition by ERIC AND MARIANNE HARTMANN seeking a use special permit for an accessory apartment in an existing single-family dwelling. Property is located at 39 NICHOLS STREET (Map 11, Lot 678).

### PETITION 20-10

55 LINCOLN HOUSE PT.

Petition by PHILO T. PAPPAS & JOY R. PAPPAS, TRS., for a modification of a previously approved dimensional special permit, special permit (non-conforming use/structure), and site plan special permit to enclose an open, roofed over patio/porch with glass, walls, and sliding glass doors. Property is located at 51 LINCOLN HOUSE AVENUE (Parcel ID: 21-66).

## **PETITION 20-11**

9 BOYNTON STREET

Petition by ARTHUR GOLDBERG, NATHANSON & GOLDBERG, PC, for a use special permit, dimensional special permit, special permit (parking/loading relief), and site plan special permit for the construction of a new, 8-unit condominium building. Property is located at 9 Boynton Street (Parcel ID: 3-6).

Meeting adjourned: 7:09 p.m.

Molly O'Connell  
Senior Planner