

TOWN OF NAHANT
ZONING BOARD OF APPEALS
Minutes of Meeting
June 26, 2018

A scheduled and noticed meeting of the Board of Appeals was called to order by Chairperson Campbell, at or after 7:00 p.m. at the Nahant Town Hall. Present were Board members Campbell, Walsh, Leonardo, Keane and Kasper.

HEARINGS:

7:00 p.m. 194 Nahant Road, David Wilson

The Board of Appeals held a public hearing on **Tuesday June 26, 2018 at 7:00 p.m.** at the Nahant Town Hall, on the request of **David Wilson**, representative for the Nahant Housing Authority, for the property located at **194 Nahant Road**, Nahant, to vary the application of the present Zoning By-law by allowing a Special Permit for signage. The proposed signage would exceed the number and size of signs allowed by the By-laws. The hearing advertised in the Lynn Item on June 12, 2018 and June 19, 2018. The application was presented by Neil Mongold, Architect. The chairperson asked if there was anyone in the assembly to speak in favor or in opposition, Susan Bonner of 194 Nahant Road, spoke in favor and David Wilson, (Petitioner) of 31 Emerald Road spoke in favor. No persons spoke in opposition of the petition. The board then deliberated application of the Nahant Zoning By-laws regarding the size, number of signs and the original signage affixed to the building. The Board discussed allowing the Petitioner to withdraw and revise their application or to continue the matter. A motion was made and seconded to continue the matter until August 14, 2018, all in favor.

7:30 p.m. 96 Willow Road, Robert Rizzo Jr.

The Board of Appeals held a public hearing on **Tuesday June 26, 2018 at 7:30 p.m.** at the Nahant Town Hall, on the request of **Robert Rizzo Jr.** to vary the application of the present Zoning By-law for special permit, variance, or wetlands permit to allow for the removal of an existing front stoop and the construction of a new ten-foot-deep by twenty-five-foot-wide front porch on the property located at **96 Willow Road**. The proposed new structure would increase the existing non-conforming lot coverage from 33% to 38%, where 25% is allowed by the Nahant Zoning By-laws. The hearing was advertised in the Lynn Item on June 12, 2018 and June 19, 2018. The application was presented by Stephen Smith, Esq. Attorney Smith submitted at the hearing a letter dated February 13, 2018 from Ralph W. Reid P.L.S., RLS Reid Land Surveyors regarding setbacks in the area (the "Reid Letter"), a sketch showing suggested view lines drafted on portions of a plan comprised of four pages, Google pictures depicting front and aerial views of the subject property, and a glossy photo aerial view. The chairperson asked if there was anyone in the assembly to speak in favor or in opposition. The following persons spoke in favor; Bob Rizzo, 96 Willow Road (petitioner), John Condin and Cathy Burns, 93 Willow Road, Barbara Rizzo, 96 Willow Road (petitioner) and Chris Rizzo 12 Furbush Road. The following persons spoke in opposition; Judy Flaherty, 98 Willow Road, Peter Flaherty, 98 Willow Road and Paul Smith, 94 Willow Road. Paul Smith submitted to the board a Petition entitled "OPPOSITION TO GRANTING THE PETITION FOR VARIANCE/SPECIAL PERMIT FOR 96 WILLOW ROAD NAHANT" signed by eighteen (18) Nahant Residents (the "Opposing Petition"). The board then deliberated the application of the Nahant Zoning By-laws to the project. The Board acknowledged receipt of a copy of the Conservation Commission Order of Conditions. The Board discussed the dimensional requirements, the existing non-conforming lot coverage, existing non-conforming lot size and existing non-conforming side setbacks. The Board discussed the front setbacks of properties in the

area as presented in the Reid Letter, the suggested view lines, and size of the proposed porch and the criteria for special permit and variance. The Board discussed the reasons presented for the neighbor's aforementioned opposition such as the size of the project, opposition to the upper deck and insufficient side setbacks. The Board considered all of the exhibits submitted. A motion was made and seconded to admit five exhibits into the record; two Google pictures, a glossy photo aerial view, the Opposing Petition and photocopy of residential location of those who signed the Opposing Petition, all in favor. A motion was made to admit the Reid Letter and sketch comprised of 4 sheets into record, all in favor. The Board discussed allowing the Petitioner to withdraw and revise their application or to continue the matter. A motion was made to continue the matter until August 14, 2018, four in favor one in opposition.

Respectfully submitted,
Jocelyn Campbell
Chair