

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
November 24, 2020



A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairperson Campbell at or about 5:00 P.M. at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts, via Zoom (remote technology). Present were Board members, Campbell, Walsh, Barba, Kasper and McCool. All votes were taken by roll call.

SCHEDULED HEARING:

5:00 p.m. 143 Nahant Road, Petitioner Brett Henry

The Board of Appeals held a continuance of a public hearing on November 24, 2020 at 5:00 PM. on the petition filed by Brett Henry, tenant of the property located at 143 Nahant Road. The chair explained the circumstances of the continuance and asked if any persons wished to speak in favor or against the petition. Mr. Henry indicated that he has four parking spaces for his employees and 800 square feet of space. The Owner of the building, Stephen Viviano called in and sent a copy of a plan showing four parking spaces at that rear of the building for the applicant's employees. The Board continued deliberations on the matter and discussed application of the Nahant Zoning By-laws, specifically, the parking Table 6-1 showing the requirement of one parking space for every two employees in the Business district and where there were less than 8 employees in the business, there was sufficient parking for employees. Peter Barba noted that the business is subject to a meals tax and that the parking in front for customers was no more a problem than for other existing businesses in that location. Max Kasper pointed out that the applicant was not seeking relief for parking. As new persons joined the Zoom meeting, the chair asked a second time if any persons wished to speak in favor or against the petition, Pam Manadee of 122 Wilson Road spoke in favor of the petition, she stated that her family owns the property at 147 Nahant Road and that "Brett's business fills a void in Nahant with the closing of the fish store and Dunkin Donuts". A motion was made by Jocelyn Campbell and seconded by Peter Barba to make a finding that the proposed take-out window was not more detrimental to the neighborhood than the current use. A roll call vote - all voting in favor were Peter Barba, David Walsh, David McCool, and Jocelyn Campbell. A motion was made by Peter Barba and seconded by David Walsh to grant a Special Permit for a take-out window. A roll call vote - all voting in favor were Peter Barba, David Walsh, David McCool, and Jocelyn Campbell. A motion was made and seconded to adjourn the meeting. A roll call vote - all voting in favor were Peter Barba, David Walsh, David McCool, and Jocelyn Campbell.

Respectfully submitted,
Jocelyn Campbell, Chair