



TOWN OF NAHANT  
ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
February 9, 2021

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairperson Campbell at or about 7:00 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. 40 Pearl Road, Petitioner John Pellerin**

The Board of Appeals held a public hearing on February 9, 2021 at 5:00 PM. on the petition filed by John Pellerin, owner of the property located at 40 Pearl Road via Zoom. The Inspector of Buildings has denied a building permit because the proposed garage is in violation of Section 5.03 of the Zoning By-laws of the Town of Nahant, where the structure would be an extension of an already non-conforming front yard setback. The chair read into the record the Governor's order and a letter from the Planning Board. The hearing was advertised in the Lynn Item on January 26, 2021 and February 2, 2021. The Petitioner spoke on his own behalf and said that his Architect could not attend due to a previous commitment. The Petitioner stated that by expanding the garage they will be able to put two cars inside and that will alleviate street parking issues. He also stated the garage is likely 100 years old or the same age as the house. The board asked questions of the Petitioner. The following persons spoke in favor of the application; Beatrice Rogers of 44 Pearl Road, Sean Quirk of 36 Pearl Road and David Brown of 1 West Cliff Street. No persons spoke in opposition. The board deliberated the dimensional requirements and the standard for a special permit. Peter Barba brought a motion for a finding that the project would not be substantially more detrimental to the neighborhood than the current non-conformity, seconded by David Walsh. A roll call vote was taken, and the motion passed, all voting in favor were Peter Barba, David Walsh, Max Kasper, David McCool and Jocelyn Campbell. Peter Barba brought a motion to grant a special permit for the project as presented and in accordance with the plans filed for this hearing to expand the garage into the front yard setback per the plans, seconded by David Walsh. A roll call vote was taken and the motion passed, all voting in favor were Peter Barba, David Walsh, Max Kasper, David McCool and Jocelyn Campbell. A motion was made to adjourn by David Walsh, all voting in favor were Peter Barba, David Walsh, Max Kasper and David McCool and Jocelyn Campbell.

**5:45 p.m. Annual Meeting, Administrative Matters**

The board discussed administrative matters including the requested fee change to the Zoning Board Application due to an increase in advertising costs. After discussion, the board voted to have all applicants pay the advertising cost directly to the Lynn Item in addition to the current \$400.00 application fee from this date forward and until further notice. The Building

Department will place the advertisement per their usual method but will give the invoice to the applicant for payment. The invoice must be paid prior to the hearing date. Due to a time constraint the remainder of the annual meeting will be held at the next date.

Respectfully submitted,  
Jocelyn Campbell, Chair