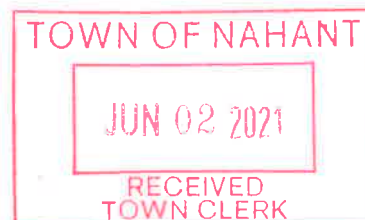


TOWN OF NAHANT
ZONING BOARD OF APPEALS

HEARING NOTICE



POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25

Date and Time: June 14, 2021 at 5:00 PM
Location: via Zoom Meeting

Join Zoom Meeting June 14, 2021, at 5:00 P.M.

<https://us02web.zoom.us/j/85081554842?pwd=eFA0eIVKZW8xVytHQjY2NjdqcUR2UT09>

Meeting ID: 850 8155 4842

Passcode: 329545

Dial by your location +1 312 626 6799 US (Chicago) +1 646 558 8656 US (New York)

Agenda topics that the chair reasonably anticipates will be discussed are listed below.

Old Business: Approve minutes from prior meeting(s).
Reminders to complete any outstanding matters, i.e. decisions, training, compliance, signatures, etc.

New Business: Hearings scheduled below.

5:00 PM A continued PUBLIC HEARING from May 17, 2021 on the petition filed by Theunis Arend J.DeJong and Habitat for Humanity et al. for the property located at 238 Wilson Road, Nahant, MA, seeking Dimensional Variance(s) or Special Permit to build new residence in place of demolished (fire damaged) original dwelling.. The Inspector of Buildings has denied a building permit because the proposed building is in violation of Section 5.03 of the Zoning By-Laws of the Town of Nahant where the existing area of the lot is 2,708 square feet and the minimum allowed is 10,000 square feet; the proposed lot coverage is 40% where the maximum allowed is 25%, the proposed floor area ratio is 90% where the maximum allowed is 45%; the proposed number of stories is 3 where the maximum allowed is 2.5; the proposed front setback is 19.5' where the minimum allowed is 25'; the proposed left side setback is 4.3' where the minimum allowed is 10'; and the proposed right side setback is 4.3' where the minimum allowed is 10' The Board chair continued the matter to June 14, 2021, so that a question could be posed to Town counsel. A copy of said continuance/extension is on file with the Town Clerk.

Advertised: May 3rd & May 10th, 2021

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: Jocelyn Campbell
Posted by: Diane Dunfee - Town Clerk
Date: