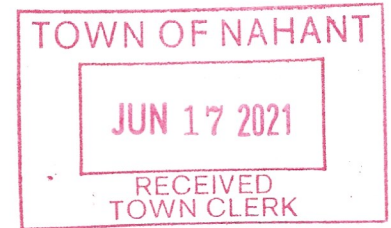


TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
June 14, 2021



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, Jocelyn Campbell, David Walsh, Peter Barber, Max Kasper, and David McCool. Also present but not voting was member Michael Rauworth. All votes were taken by roll call.

5:00 p.m. 238 Wilson Road, Theunis Arend J.DeJong and Habitat for Humanity et. al, Petitioners

The Board of Appeals held a continued public hearing on June 14, 2021 at 5:00 PM, on the petition filed by Theunis Arend J.DeJong and Habitat for Humanity et. al, of the property located at **238 Wilson Road**, Nahant, Massachusetts, 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. Attorney Vitalli, representing the homeowner, spoke to explain that the original home's nonconformities would have been allowed to remain if the previous homeowner had rebuilt. He argued that the best use of this land is for a single-family home and residence. Mr. DeJong presented his case with a power-point presentation; he spoke to the original proposal and then the changes that he has made to the plans to create a home that directly adheres to the previous nonconformities of the original home. The Board repeated that the two-year time frame for reconstruction has gone, meaning that any protection afforded to the original nonconformities no longer exists. The Petitioner's architect of the project spoke briefly about the project. The Board then asked if there was anyone to speak in favor of the proposition. No one spoke in favor or opposition. The Board then began deliberations. The Board then offered the Petitioner the opportunity to withdraw his petition without prejudice which he asked to do. A motion was proposed by David Walsh to accept the withdrawal of the Petition without prejudice and was seconded by Peter Barba. A roll call vote was taken and the motion passed, all voting in favor were Jocelyn Campbell, David Walsh, Peter Barber, Max Kasper, and David McCool, with none opposed. The meeting adjourned at about 6:30 PM.

Respectfully submitted,
Jocelyn J. Campbell, Chair