

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
April 10, 2019

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairperson Campbell at or about 8:00 P.M. at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts. Present were Board members, Campbell, Morse, Walsh, Barba and Kasper.

HEARINGS:

8:20 p.m. 147 Nahant Road, Petitioner Jaqueline Early

The Board of Appeals held a public hearing on Wednesday, April 10, 2019 at 8:20 p.m. at the Nahant Town Hall, at the request of Jaqueline Early, tenant of the property, with the owner's consent, for a special permit as to use at **147 Nahant Road**. The Building Inspector denied a building permit stating that the "proposed hair salon requires a special permit as per Section 4.13 of the zoning by-laws of the Town of Nahant, Table of Use Regulations. A hearing was advertised in the Lynn Item on March 27, 2019 and April 3, 2019. The application was presented by Ms. Early who indicated that she had three (3) parking spaces dedicated to the salon and three (3) chairs inside the salon and would expect appointments between the hours of 8:00 a.m. and 8:00 p.m. The Chair asked if there was anyone to speak in favor or in opposition. No one spoke in opposition. Pam Manadee, 122 Wilson Road spoke in favor. The Board deliberated and discussed the parking and prior use. After making a finding that said use would not be more detrimental to the neighborhood, a motion was made by David Walsh and Seconded by Peter Barba to grant special permit to operate a hair salon. All members were in favor.

8:39 P.M. 173 Wilson Road, Michael Schena, Owner

The Board of Appeals held a public hearing on Wednesday, April 10, 2019, at 8:39 PM at the Nahant Town Hall, at the request of Michael Schena, owner of the property for a special permit and/or variance at **173 Wilson Road**. The Building Inspector denied a building permit stating that the "proposed alterations are in violation of Section 5.03" of the zoning by-laws of the Town of Nahant in the following area: "The proposed Floor Area Ratio is 95% where the maximum allowed is 45%" and "The proposed Number of Stories is 3 where the maximum allowed is 2.5". A hearing was advertised in the Lynn Item on March 27, 2019 and April 3, 2019. The Chair asked if there was anyone to speak in favor or in opposition. No one spoke in opposition. The Board deliberated and discussed the potential obstruction of view, the height, and number of stories. Roxanne Schena, 173 Wilson Road and Pam Manadee, 122 Wilson Road spoke in favor. Another neighbor spoke but did not take a position. A motion was made by Paul Morse and Seconded by David Walsh to make a finding that the project is not substantially more detrimental. 4 members in favor, 1 opposed (Campbell). A 2nd motion was made by David Walsh and Seconded by Peter Barba to grant a special permit for project as presented. 4 members in favor, 1 opposed (Campbell). A 3rd motion made by Peter Barba and Seconded by David Walsh to amend

and add “plans dated 3/3/10” as an Exhibit and that the Special Permit is granted with the condition that the structure must be built according to the plans dated 3/3/10 as presented at the hearing. All members were in favor.

Respectfully submitted,
Jocelyn Campbell
Chair