

TOWN OF NAHANT
ZONING BOARD OF APPEALS
Minutes of Meeting
August 14, 2018

A scheduled and noticed meeting of the Board of Appeals was called to order by Chairperson Campbell, at or after 7:00 p.m. at the Nahant Town Hall. Present were Board members Campbell, Walsh, Leonardo, and Kasper.

The Board of Appeals notified the applicants below that the Board would have only four out of five members present for the hearing on August 14, 2018 due to the recent resignation of one board member. If they wished to withdraw their application, they could re-apply at no cost, or continue their respective matters to the next scheduled date. Both applicants (or their representatives) appeared for the hearings below.

A motion was made and seconded to ask the Town Manager if a secretary could attend and take notes in person at future meetings, all in favor.

HEARINGS:

7:00 p.m. 194 Nahant Road, David Wilson

The Board of Appeals held a continued public hearing on **Tuesday August 14, 2018, at 7:00 p.m.** at the Nahant Town Hall. Ms. Susan Bonner appeared on behalf of **David Wilson**, of the Nahant Housing Authority, for the property located at **194 Nahant Road**, to vary the application of the present zoning by-law by allowing a special permit for more than one sign and for a projecting sign that exceeds 20 square feet in area (banner). Ms. Bonner withdrew the application as to the larger, projecting sign (banner) and asked the Board to decide only the smaller sign identifying the Nahant Housing Authority, as a second sign. The board then deliberated application of the Nahant Zoning By-laws regarding the number and size of signs, the age of the other sign identifying the building as the "Spindthrift" and the length of the building. A motion was made and seconded to find that the second sign was not more detrimental to the neighborhood and to grant a special permit for the sign identifying the Nahant Building Authority as presented, all in favor. A special permit was granted.

7:30 p.m. 96 Willow Road, Robert Rizzo Jr.

The Board of Appeals held a continued public hearing on **Tuesday August 14, 2018 at 7:30 p.m.** at the Nahant Town Hall. Attorney Stephen Smith appeared on behalf of **Robert Rizzo Jr.** to vary the application of the present zoning by-law for a special permit, variance, or wetlands permit to allow for the removal of an existing front stoop and the construction of a new ten-foot-deep by twenty-five-foot-wide front porch on the property located at **96 Willow Road**. The board discussed considering the entire plan as proposed. The proposed new structure would increase the existing non-conforming lot coverage from 33% to 38%, where 25% is allowed by the Nahant Zoning By-laws. In addition, the board discussed the second-floor deck, the mass created by it and our responsibility to protect light and air. The board considered what conditions, if any, could be imposed to allow the application such as no enclosure and therefore no second-floor deck. The Board discussed allowing the applicant to revise their plans to reduce the size of the project, withdraw or to continue the matter. Counsel for the applicant reported that his client would prefer to move forward rather than revise the plans presented. The board considered the proposed two

floor deck, the resulting increase to an existing lot coverage non-conformity, the proximity to the houses on either side (existing non-conforming side setbacks and frontage) and the opposition of the neighbors. A motion was made and seconded to find that the plan as proposed is more detrimental to the neighborhood than the existing nonconformity. No discussion on the motion, all in favor. The application for a special permit and/or variance was denied.

Respectfully submitted,
Jocelyn Campbell
Chair