

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
May 13, 2020

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 HEARINGS:

7:00 p.m. 40 Pearl Road, Petitioners John and Tara Pellerin

The Board of Appeals held a public hearing on May 13, 2020 at 7:00 PM, on the petition filed by John and Tara Pellerin of 40 Pearl Road via Zoom. On the petition filed by Anthony Roossien, Architect and representative for John and Tara Pellerin, owners of the property located at 40 Pearl Rd., Nahant, for a Special Permit and/or Variance for Floor Area Ratio and Height. The Building Inspector has denied a building permit stating that the “proposed alteration is in violation of Section 5.03” of the zoning by-laws of the Town of Nahant in the following areas: “The proposed Floor Area Ratio is 51% where the maximum allowed is 45%” and “The proposed Height is 33’ where the maximum allowed is 30’”. The meeting notice was advertised in the Lynn Item on April 29th and May 6th, 2020. After the Board asked questions, the Chair asked if there was anyone to speak in favor or in opposition. Beatrice of 44 Pearl Road spoke in favor stating that the proposed home would be consistent with the other homes and discussed view. Her comments were supported by Anthony Roossien who stated that he had the property surveyed and found that where the property behind was at a higher grade, therefore less impact. John and Tara Pellerin presented a petition verbally that was signed by several neighbors in support. No persons spoke in opposition, but Karl Easton of 14 Locust appeared neutrally to ask a question about the proposed foundation work which was answered by the Architect. The Board deliberated and discussed applicability of the by-laws, the ability to grant a special permit under the circumstances. At the request of the Petitioner, the matter was continued for two weeks to May 27, 2020, to allow the Petitioner time to revise their plans. Peter Barba made the motion to continue, it was seconded by David McCool, and the following also voted in favor, David Walsh, Max Kasper and Jocelyn Campbell. The meeting was adjourned.

Respectfully submitted,
Jocelyn Campbell
Chair