

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
May 27, 2020

A continuation of the 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 continued public hearing on May 27, 2020 at 7:09 PM, on the petition filed by John and Tara Pellerin of 40 Pearl Road via Zoom. The chair read into the record the Governor's order. Anthony Roossien, Architect, spoke as representative for John and Tara Pellerin, owners of the property located at 40 Pearl Road, Nahant, for a Special Permit and/or Variance for Floor Area Ratio and Height. The applicant submitted new plans prior to the start of the hearing. Mr. Roossien reported that since the last hearing, the applicants had modified their plans to reduce the Floor Area Ratio so relief was no longer needed for that issue and all that remained was a request for a Special permit as to the height of the proposed structure which was to be three (3) feet over the limit. The chair asked if there was anyone who wanted to speak in favor or against the petition, Mr. Orzilli of 23 Pearl Road spoke not in favor or against but asked questions of the architect and was sent a set of the proposed plans. He stated they could not meet with the neighbors due to the coronavirus. The Board deliberated and discussed effect of the increase in the height of structure and the applicability of the by-laws. Peter Barba made a motion to make findings that the increase in height would not cause overdevelopment of the lot, increase the floor area ratio, interfere with the view and sunlight of adjoining or nearby properties in a significant manner and such change would not be substantially more detrimental than the existing nonconforming structure to the neighborhood, seconded by David Walsh. All voting in favor were Peter Barba, David Walsh, Max Kasper and David McCool, voting against was Jocelyn Campbell. David Walsh brought a motion to grant a special permit for the increase in height, seconded by Peter Barba. All voting in favor were Peter Barba, David Walsh, Max Kasper and David McCool, voting against was Jocelyn Campbell. Peter Barba brought a motion to amend the granting of the special permit to include a provision that the project must be built substantially as presented in the plans before the board and with no new zoning non-conformities, seconded by David McCool. All voting in favor were Peter Barba, David Walsh, Max Kasper and David McCool and Jocelyn Campbell. A motion was made to adjourn by David Walsh, all voting in favor were Peter Barba, David Walsh, Max Kasper and David McCool and Jocelyn Campbell.

Respectfully submitted,
Jocelyn Campbell
Chair