

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
September 11, 2019

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. Present were Board members, Campbell, Barba, Kasper, Leonardo and McCool.

HEARINGS:

7:06 p.m. 10 Winter Street, Petitioners Michael J. Davis and Priscilla A. Davis

The Board of Appeals held a public hearing on Wednesday, September 11, 2019 at 7:00 p.m. at the Nahant Town Hall, at the request of the Petitioners for a Special Permit or other such relief for the Front Yard Setback. The Building Inspector denied a building permit stating that the “proposed garage bay and covered entry is in violation of Section 5.03” of the zoning by-laws of the Town of Nahant in the following area: “The proposed Front Yard Setback is 17.1’ where the minimum allowed is 25’”. The hearing was advertised in the Lynn Item on August 28th & September 4th, 2019. The Petitioners were represented by Attorney Stephen Smith. Attorney Smith submitted an excerpt from the Nahant Zoning Bylaws, case law and abutters signatures in support of the project. The Chair asked if there was anyone to speak in favor or in opposition. The Petitioners spoke in favor of the petition. No persons spoke in opposition. The Board deliberated and discussed the applicability of a Special Permit to the facts. A motion was made by Peter Barba and seconded by Max Kasper to accept the Exhibits submitted by Attorney Smith, all were in favor. A motion was made by Peter Barba and seconded by Max Kasper to make a finding that the relief requested was not more detrimental to the neighborhood, all were in favor. A motion was made by Peter Barba and seconded by Max Kasper to grant a special permit with the condition that the project must be built according to the plans presented for this appeal, all members were in favor (5-0).

7:30 p.m. 96 Willow Road, Petitioner Paul G. Smith

The Board of Appeals voted upon the request of the Petitioner to continue the matter to October 9, 2019. All were in favor.

Respectfully submitted,
Jocelyn Campbell
Chair