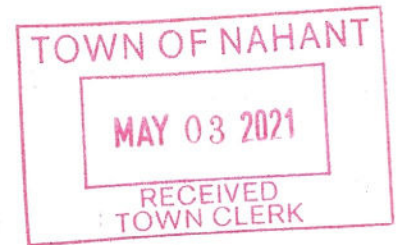


TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
April 20, 2021



A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairwoman Campbell at or about 5:00 P.M. at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts, via Zoom (remote technology, pursuant to the Governor's order regarding same). Present were Board members, Jocelyn Campbell, David Walsh, Peter Barba, Max Kasper and David McCool. Also present but not voting was Associate Board Member, Michael Rauworth. All proceedings following the published meeting notice and all votes were taken by roll call.

SCHEDULED HEARING:

5:00 p.m. 79 Wilson Road, Petitioner(s): Williane Tomas and Eduards Tomas

The Board of Appeals held a continuation of a public hearing on April 20, 2021 at 5:00 p.m. the petition filed by Williane and Eduards Tomas, owner of the property located at 79 Wilson Road via Zoom. The Inspector of Buildings had denied a building permit because the proposed alterations are in violation of Section 5.03 of the Zoning By-laws of the Town of Nahant, where the proposed Floor Area Ratio is 75% and the maximum allowed is 45%. The chair read into the record the Governor's order. The hearing was advertised in the Lynn Item on April 6, 2021 and April 13, 2021. The Petitioner spoke on his own behalf seeking a Special Permit to allow his plans for a renovation of his front porch and roof deck that would not change the current footprint or height of the building. The Board asked questions of the Petitioner. In addition to the persons who spoke in favor at the first hearing the following persons spoke in favor of the application: Diane Uranian of 6 James Avenue again participated and spoke in favor of the application. The board took into account the input of those who participated in the earlier hearing on March 22, 2021, and that input was considered in the present proceedings. No persons spoke in opposition. The board deliberated the application. Chairwoman Campbell spoke of concerns for congestion and application of the Special Permit Criteria. Max Kasper felt that the congestion was not a problem. Additional discussion ensued. A motion was made by Peter Barba and seconded by David Walsh to make a finding that the proposed project (increased floor area ratio/nonconformity) was not more detrimental to the neighborhood than the existing non-conformity. A roll call vote was taken and the motion passed. All in favor were, David Walsh, Peter Barba, Max Kasper, David McCool; all opposed: Jocelyn Campbell. A motion was made by Peter Barba and seconded by David Walsh to approve a special Permit for the project. A roll call vote was taken and the motion passed. All in favor were, David Walsh, Peter Barba, Max Kasper, David McCool; all opposed: Jocelyn Campbell. Administrative Business - various discussions regarding scheduling of future matters ensued. A motion was brought by David Walsh and seconded by Peter Barba to adjourn the meeting. A roll call vote was taken, and the motion passed, all voting in favor were Peter Barba, David Walsh, Max Kasper, David McCool and Jocelyn Campbell. The meeting adjourned at 1738.

Respectfully submitted,
Michael Rauworth, Associate Member