

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
December 19, 2022

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairperson Campbell at or about 3:00 P.M. at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts, via Zoom (remote technology). Present were Board members Jocelyn Campbell, Michael Rauworth, and David Walsh. All votes were taken by roll call.

3:00 P.M. 238 Wilson Road, Nahant, Massachusetts, Matt and Allison Ackerman, Petitioners

The Board of Appeals held a public hearing on December 19, 2022, at 3:00 PM, on the petition, including plans filed by Matt and Allison Ackerman, managers of the 238 Wilson LLC and part owners of the property at **238 Wilson Road, Nahant, Massachusetts**, seeking special permits and variances for the construction of a new single-family residence, citing the following: (1) The proposed Lot Coverage is 33% where the maximum allowed is 25%; (2) the proposed Rear Yard Setback is 8.5' where the minimum allowed is 20'; (3) the proposed Left Side Setback is 4.7' where the minimum allowed is 10'; (4) the proposed Right Side Setback is 4.9' where the minimum allowed is 10'; (5) the proposed Front Yard Setback is 20' where the minimum allowed is 25'; (6) the existing Area of Lot is 2,800 square feet where the minimum allowed is 10,000 square feet; (7) the existing Frontage is 35' where the minimum allowed is 75'; and (8) the proposed Number of Stories is 3 where the maximum allowed is 2.5. The matter was advertised in the Lynn Item on December 5 and 12, 2022. The advertisement was read into the record. The property owner submitted the application and building plans entitled "238 Wilson Road Trust, Exterior Elevations" dated June 7, 2022, by Anthony Roossien Architects, Inc., and a certified plot plan entitled "Plot Plan of 238 Wilson Road, Nahant, Massachusetts Scale 1" = 16'" dated September 6, 2022, by Charles D. Faia, Registered Professional Land Surveyor. Mr. Roossien spoke along with the property owner. Mr. Roossien stated that the Ackerman's owned the property next door at 240 Wilson Road, that the property at 238 Wilson Road was in an LLC, and that the Ackermans were 50% owners with their in-laws. He states that he designed a modest two-bedroom home on the lot and that the number of stories was due to the depth of the lot so that only one story was visible. Mr. Roossien stated that the applicants were seeking a special permit rather than a variance. The owner stated that he had lived in Nahant for 7 years and that the primary purpose of the construction was to build on the property for his in-laws so that they could be in Nahant and be near their grandchildren. Present to speak in favor was Edward Wong, 244 Wilson Road, Nahant, MA (who also signed the petition), and those who signed the petition which was read into the record; Vincent Terrara, 191 Wilson Road, Nahant, MA, Everett Cole and Gweneth Cole, 246 Wilson Road, Nahant, MA, Gee Gmach, 248 Wilson Road, Nahant, MA, Adam Walker, 230 Wilson Road, Nahant, MA, and Matt Ackerman (applicant), 240 Wilson Road, Nahant, MA. The applicant submitted an email stating that they had provided plans to certain neighbors who had either verbally given their approval or not voiced concerns. Present to speak in opposition was Theunis Arend DeJong of 132 Bass Point Road, Nahant, MA, and Kristin Standish of 114 Newbury Street, Boston, MA, Charles and Andrea Butera Duffy, sent an email with their opposition which was read into the record. The Board deliberated and asked questions of the Architect and Applicant. The Board discussed the application of the Nahant Zoning By-laws in general as well as section 7.03 D (2). The Board discussed the criteria to be applied and the application of Section 7.03 of the Nahant Zoning By-laws. After preliminary discussion, a motion was brought by Michael Rauworth to make a finding regarding the criteria, but it was not seconded. A motion was made by David Walsh, seconded by Michael Rauworth, to offer to allow the applicants to withdraw their application; after a roll call vote, Michael Rauworth, David Walsh, and Jocelyn Campbell all voted in favor, and the motion passed, and the applicants

withdrew their application. After a roll call vote with all in favor, the meeting adjourned at or about 3:48 P.M.

Respectfully submitted,

Jocelyn J. Campbell, Chair