

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
August 29, 2022

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairperson Campbell at or about 5:00 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 Caitlin Kelly. All votes were taken by roll call.

5:00 P.M. 265 Castle Road, Nahant, Massachusetts, David and Katherine Carter, Petitioners

The Board of Appeals held a public hearing on August 29, 2022, at 5:00 PM, on the petition including plans filed by David and Katherine Carter, owners of the property at **265 Castle Road, Nahant, Massachusetts**, seeking a Special Permit to demo and rebuild a single-family dwelling in violation of Section 7.03E of the Nahant Zoning By-laws. The matter was advertised in the Lynn Item on August 15 and 22, 2022. The advertisement was read into the record. The property owners submitted the application and building plans entitled “Carter Residence, 265 Castle Road, Nahant, MA 01908” dated March 14, 2022, by HND Architects, and a survey plan entitled “Zoning Board of Appeals Plan, 265 Castle Road, Nahant, property of David & Katherine Carter, Scale 1” = 20” dated February 18, 2022, by Gail L. Smith, Registered Professional Land Surveyor. The property owners spoke along with their Architect, Heather Deschenes of HND Architects. The owners stated that they have lived in Nahant at that location for 36 years and raised their family there, that this was an old house likely more than 100 years old which they would like to modernize, add a garage to charge an electric car, and make the home energy efficient. The new placement of the house will improve the setbacks. Ms. Deschenes explained that all of the Nahant Zoning By-law setbacks would be met with the exception of frontage, but even that setback was to be improved by the new placement of the house. The new home will be two feet taller and about 300 square feet larger but there will be no new non-conformities created by the new home. Present to speak in favor were Jim Hill of 10 Range Road and Brian Blair of 271 Castle Road. The applicant also submitted a petition in favor signed by Jim Hill, 10 Range Road, Brian Blair, 271 Castle Road, Carmel Trentsch of 273 Castle Road, John and Sheila Christensen of 253 Range Road, J. Thomas Price of 7 Range Road and Km Sherbeo of 249 Castle Road, all of Nahant. No persons spoke in opposition of the application. The Board deliberated and discussed the application of the Nahant Zoning By-laws in general as well as section .703 (E). Michael Rauworth brought a motion for a special permit finding that the proposed reconstruction of the home would not be more detrimental than the existing non-conformity to the neighborhood, which was seconded by Caitlin Kelly. After a roll call vote, Michael Rauworth, Caitlin Kelly and Jocelyn Campbell all voted in favor and the motion for a finding passed. Michael Rauworth then brought a motion to grant a special permit which was seconded by Caitlin Kelly. After a roll call vote, Michael Rauworth, Caitlin Kelly and Jocelyn Campbell all voted in favor and the motion for a special permit passed and the Special Permit was granted. The meeting adjourned at or about 5:20 P.M.

Respectfully submitted,

Jocelyn J. Campbell, Chair