

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
February 13, 2023

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). Board meeting minutes from the last hearings held on January 30, 2023, were approved, and Michael Rauworth, Caitlin Kelly, and Jocelyn Campbell voted in favor. Present for the hearings below were Michael Rauworth, Caitlin Kelly, David Walsh and Jocelyn Campbell. All votes are taken by roll call.

3:00 P.M. 52 Castle Road, Nahant, Massachusetts, Peter and Tracy McCarthy, Petitioners

The Board of Appeals continued the public hearing on the petition. The applicants filed prior to the hearing a building plan as requested by the Board at the last hearing. The applicants gave a brief summary of their project. The applicant added Mr. Liscio of 15 Fox Hill Road via email who had no objections to the project. Mr. and Mrs. Priftakis, next-door neighbor, appeared and spoke about the distance to their home and garage and clarified with the applicant that there would be no foundation, only footings and lattice would be placed around the structure, and based upon this they had no objection to the project. Board members reviewed the plan and then deliberated. Michael Rauworth brought a motion for a finding that the project as proposed would not be more detrimental to the neighborhood; this was seconded by Caitlin Kelly, after a vote Michael Rauworth, Caitlin Kelly and Jocelyn Campbell were all in favor and the motion passed. Michael Rauworth brought a motion to grant a special permit; this was seconded by Caitlin Kelly, after a vote Michael Rauworth, Caitlin Kelly and Jocelyn Campbell were all in favor and the motion passed. A condition was added that the project must be built as presented to the Board.

3:30 P.M. 14 Summer Street Court, Massachusetts, Eugene Spelta Petitioner

The Board of Appeals continued the public hearing on the petition. The property owner submitted an updated plot plan prior to the hearing. The applicant gave a brief overview of his project. The Board read into the record the names of persons who signed a petition in favor of the project. Stephen D. Viviano, 34 Summer Street, Callie Seriro/Viviano, 34 Summer Street, Linda M. Baldini, 26 Summer Street, Al McSweeney, 32 Summer Street, Patricia McSweeney, 32 Summer Street, Paul Angersbach, 29 Summer Street, and Mary Jo Mitchell, 29 Summer Street. The Board asked questions of the Applicant. Specifically, the Board noted that the building plans had not been updated and were still insufficient. The Board explained to the applicant that we needed plans as listed in the application packet. A motion was brought by David Walsh to continue the matter to February 27, 2023, at 3:30 PM, to allow the applicant time to submit revised plans, and seconded by Caitlin Kelly. After a roll call vote, David Walsh, Caitlin Kelly, and Jocelyn Campbell voted in favor, and the matter was continued to February 27, 2023, at 3:30 PM. A motion was brought by David Walsh to adjourn the matter and seconded by Caitlin Kelly. After a roll call vote, David Walsh, Caitlin Kelly, and Jocelyn Campbell voted in favor, and the matter was adjourned at about 4:00 P.M.

Respectfully submitted,

Jocelyn J. Campbell, Chair