

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
February 28, 2023

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairperson Campbell at or about 3:30 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 February 13, 2023, were approved, and David Walsh, Caitlin Kelly, and Jocelyn Campbell voted in favor. Present for the hearings below were Caitlin Kelly, David Walsh and Jocelyn Campbell. All votes are taken by roll call.

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 and revised building plan prior to the hearing. The applicant gave a brief overview of his project. The applicant reported that the average front yard setback on his street is 16.75 feet. The Board asked questions of the Applicant and then deliberated the matter. The Board noted that the building plans had been updated and now reflected the dimensions. The Board discussed the application of the Nahant Zoning Bylaws. David Walsh brought a motion for a finding that the proposed front setback of 17.5 feet pursuant to section 5.02(C)3 would not be more detrimental to the neighborhood where the average front yard setback is 16.75 feet; this was seconded by Caitlin Kelly; after a vote David Walsh, Caitlin Kelly and Jocelyn Campbell were all in favor, and the motion passed. David Walsh brought a motion for a finding that the proposed project to replace an existing shed with a garage with the same rear, right and left setbacks pursuant to section 7.03(D)3 would not be more detrimental to the neighborhood; this was seconded by Caitlin Kelly; after a vote, David Walsh, Caitlin Kelly and Jocelyn Campbell were all in favor, and the motion passed. David Walsh brought a motion to grant a special permit pursuant to section 5.02(C)3 to allow the project with a front setback of 17.5 feet; this was seconded by Caitlin Kelly; after a vote, David Walsh, Caitlin Kelly, and Jocelyn Campbell were all in favor, and the motion passed. A condition was added that the project must be built in accordance with the plans presented to the Board. David Walsh brought a motion to grant a special permit pursuant to section 7.03(D)3 to allow the replacement of the shed with a garage keeping the existing left, rear and right setbacks the same; this was seconded by Caitlin Kelly; after a vote, David Walsh, Caitlin Kelly, and Jocelyn Campbell were all in favor, and the motion passed. A condition was added that the project must be built in accordance with the plans presented to the Board. The hearing adjourned at about 4:00 P.M.

Respectfully submitted,
Jocelyn J. Campbell, Chair