

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
June 29, 2023

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals (the “Board”) 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 for the meeting were Max Kasper, Gerardo Raffaele, and Jocelyn Campbell. All votes are taken by roll call.

3:00 P.M. Hearing, 2 Summer Street Court, Nahant, Massachusetts, Robert Savage Petitioner.

The Board held a public hearing on Thursday, June 29, 2023, at 3:00 PM via ZOOM at the request of c, owner of the property at **2 Summer Street Court**, for a special permit or variance appealing denial by the Building Inspector to build a one-story addition, 11’ x 10’7”, in violation of Section 5.03 of the Nahant Zoning By-Laws, where the proposed left side setback extension would be 4’6,” and the minimum allowed is 10.” The hearing was advertised in the Lynn Item on May 22, 2023, and May 29, 2023. The advertisement was read into the record. The owner of the property filed Exhibits with the application, including; a Plot Plan dated April 6, 2023, prepared by LeBlanc Survey Associates Inc, and signed by Vernon K. LeBlanc, Registered Professional Surveyor. A hand-drawn plan depicting the location of the proposed addition and front and side elevations, four photographs depicting the existing conditions of the home, and the location of the proposed addition. The application was presented by Attorney Stephen Smith. Attorney Smith presented in detail the items received and the Petitioner’s plans for the project. Attorney Smith stated that the proposed addition was an extension of an existing nonconformity and was not a detriment to the neighborhood for several reasons, which he stated in detail. The Chair asked if there was anyone to speak in favor or in opposition. The Petitioners spoke in favor. The Board received emails in support of the petition from the following persons; Carol Ann Nelson of 293 Nahant Road, Unit 1; Mark and Kathy Irvine of 132 Willow Road; Cameron Merrill owner of 4 Summer Street Court; and Roman and Donna Leniw of 3 Summer Street Court. In opposition, Mr. and Mrs. Murphy, next-door neighbors, spoke in opposition. The Board deliberated and discussed the issues raised by Mr. Murphy and conditions that could be added. A motion was made by Max Kasper for a Section 6 finding that the project as proposed was not more detrimental to the neighborhood than the existing non-conformity and seconded by Jocelyn Campbell. All in favor were Max Kasper, Gerardo Raffaele, and Jocelyn Campbell. A motion was made by Jocelyn Campbell and seconded by Gerado Raffaele to grant a Special Permit. All in favor were Max Kasper, Gerardo Raffaele, and Jocelyn Campbell. Conditions added were that the project must be built as presented to the Zoning Board of Appeals and that the Petitioner must be considerate of the neighbor, keep dirt off of the Murphy’s land and be careful of their fence.

Respectfully submitted,
Jocelyn J. Campbell, Chair

Approved on July 14, 2023