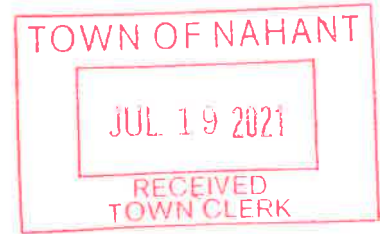


TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES

July 12, 2021



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, Caitlin Kelly, Peter Barba, Max Kasper, and Michael Rauworth. All votes were taken by roll call. The Board approved the minutes from the prior meeting.

5:00 p.m. 43 Pleasant Street, Paul and Robyn Waters, Petitioners

The Board of Appeals held a public hearing on July 12, 2021, at 5:00 PM, on the petition filed by Paul and Robyn Waters, of the property located at **43 Pleasant Street**, Nahant, Massachusetts, seeking a Special Permit for the removal of an existing single-family house, and the construction of a new single-family house. The Inspector of Buildings has denied a building permit on April 16th, 2021, declaring the proposed new house is in violation of section 7.03E of the Nahant by-laws. Anthony Rossini, Architect on the project, proceeded to speak to the non-conformity of the lot, the old house which is in disrepair, and their desire to build a new home which conforms to the necessary setbacks and height requirements. He stated that the size of the lot is 12,456 square feet. The Board then asked questions for the plans for the new home, specifically regarding the floor ratio for the new property. Mr. Rossini stated the new home would be 2,800 square feet, as opposed to the 2,100 square feet of the current home, because of the addition of a garage. Chairman Campbell asked about the proposed height of the home, and Mr. Rossini stated it would be 31' with an allowed 35' in the zone. The Board asked for the clarification that neither the new, nor the old house, have any non-conformities with the exception of the lot size, which Mr. Rossini confirmed. Caitlin Kelly asked if any clearing had been done, and Mr. Rossini stated that many dead and decaying trees needed to be removed. The Board then asked if there was anyone to speak in favor or opposition of the proposition. None spoke in favor. James and Janet Dolan, 45 Pleasant Street, spoke in opposition to the proposed new home and with a conditional proposal: if the five trees that lined the property that were removed are replaced, they will repeal their opposition. Mr.

Waters stated that they have already planned to plant five new trees, which will eventually be similar in size and agreed to add this as a condition if the Special Permit were granted. The Board then began deliberations. Michael Rauworth made a motion that the board make a finding that the proposed action on the lot is not substantially more detrimental than the current structure is to the neighborhood. Peter Barba seconded the motion. A roll call vote was taken and the motion passed, all voting in favor were Jocelyn Campbell, Catilin Kelly, Peter Barba, Michael Rauworth, and Max Kasper, with none opposed. A motion was made by Peter Barba that the Board gran a Special Permit for the structure be built per the plans presented, with no less than five trees being planted on the property to replace those removed, and was seconded by Michael Rauworth. A roll call vote was taken and the motion passed, all voting in favor were Jocelyn Campbell, Catilin Kelly, Peter Barba, Michael Rauworth, and Max Kasper, with none opposed. The Board discussed scheduling and administrative matters and adjourned at about 5:45 PM.

Respectfully Submitted,
Jocelyn J. Campbell, Chair

