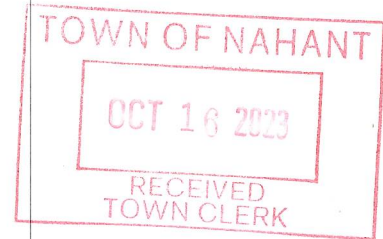


TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
October 2, 2023



Scheduled and noticed hearings of the Nahant Zoning Board of Appeals (the "Board") were 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 members present for the hearings below were Michael Rauworth, Gerardo Raffaele, Cameron Merrill, Max Kasper, and Jocelyn Campbell. All votes are taken by roll call.

3:00 P.M. Hearing, 5 Ellsworth Road, Nahant, Massachusetts, Marc and Jennifer Carbone, Petitioners.

The Board held a continued public hearing on Monday, October 2, 2023, at 3:00 PM via ZOOM at the request of the owner of the property at **5 Ellsworth Road**, appealing the denial by the Building Inspector of a building permit to remove and replace a garage with a new 1 ½ story wood framed garage with storage above where the proposed garage is in violation of Section 5.03 of the Zoning By-Laws. The applicant initially sought a special permit or variance for the proposed garage height of 23'.9" where the maximum allowed is 16', the proposed lot coverage is 31% where the maximum allowed is 25%, and the proposed Wendall Road setback is 15' where the minimum allowed is 25', however, after an initial hearing on August 28, 2023, the applicants agreed to revise their plans where the plans submitted were not likely to be approved. The applicants submitted revised Architectural plans showing the floor plans and elevations dated September 21, 2023, by Architectural Designworks, 76 Beacon Street, Marblehead, MA 01945. At the hearing, the applicant was informed that there were only four members present and that a vote of at least 4 members was necessary to provide the relief requested. The applicant elected to go forward with the hearing. The applicant presented their revised plans. The Chair then asked if there was anyone new (not heard from on the last hearing date) to speak in favor or in opposition, no new persons spoke in favor or opposition. The Board deliberated and discussed the issues raised by the petitioner. After deliberation, Cameron Merrill brought a motion for a finding that the previous structure was nonconforming and that the structure of the garage as proposed is not more detrimental to the neighborhood than the existing conditions. This was seconded by Gerardo Raffaele, and after a roll call vote, all in favor were Gerardo Raffaele, Cameron Merrill, Max Kasper, and Jocelyn Campbell. Cameron Merrill then brought a motion to grant a Special Permit for the reconstruction of the garage. This was seconded by Gerardo Raffaele, and after a roll call vote, all in favor were Gerardo Raffaele, Cameron Merrill, Max Kasper, and Jocelyn Campbell. The hearing was adjourned at 3:15 P.M.

Respectfully submitted,
Jocelyn J. Campbell, Chair

Approved on October 5, 2023