

**TOWN OF NAHANT Zoning Board of Appeals**

**June 5 @ 4:00 pm - 5:00 pm**

NOTICE OF HEARING AND AGENDA

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25

Location: via Zoom

A public hearing will be held by the ZONING BOARD OF APPEALS via remote technology (Zoom). To Join the Zoom Meeting, go to [www.zoom.com](http://www.zoom.com) and enter the meeting ID and Passcode or use the following link; you may also join by telephone.

Join Zoom: <https://us02web.zoom.us/j/88942717382?pwd=4BAqXnv8fdtnP3Xo61Z4NtfN1kwbd0.1>

Meeting ID: 889 4271 7382

Passcode: 693940

Dial by your location +1 646 558 8656 US (New York)

**Old Business:** Approve minutes from prior meeting(s).

Reminders to complete any outstanding matters.

**New Business:** Hearing(s) scheduled below.

THIS AGENDA IS SUBJECT TO CHANGE

4:00 PM CONTINUED PUBLIC HEARING on the petition filed by Mark and Susan Murphy, owners of the property at 38 Swallow Cave Road, Nahant, Massachusetts, seeking a special permit to demolish an existing home and construct a new home. The Building Inspector denied the building permit on April 10, 2024, where the proposed dwelling violates the Nahant Zoning By-laws, Section 5.02A, due to the number of residential buildings on the lot, and Section 7.03E, where no structure constituting the principle use, located on a nonconforming lot, whether such structure is conforming or nonconforming, may be removed and reconstructed or removed and replaced elsewhere on such lot without a special permit.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson

LYNN ITEM May 8, 2024, and May 15, 2024

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VENUE: Zoom

Posted by the Town Clerk on May 31, 2024 at 08:55 AM