

TOWN OF NAHANT  
ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
April 2, 2025

Chairperson Walsh called a scheduled and noticed meeting of the Nahant Zoning Board of Appeals to order at about 3:00 p.m. at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts, via Zoom. Present were board members David Walsh, Gerado Raffaele, Cameron Merrill, Jake Brown, and Max Kasper. All votes were by roll call.

HEARING(S):

**3:00 P.M. 49 Little Nahant Road, Nahant, Massachusetts, Nicholas Grund, Petitioner.**

The Board of Appeals held a public hearing on April 2, 2025, at 3:07 p.m., at the request of Nicholas Grund, owner of the property located at 49 Little Nahant Road, Nahant, Massachusetts. The petitioner sought a special permit to construct and add a second floor over the existing front one-story portion of his home, remove and replace the front entrance portico with a smaller entrance overhang, add a new roof, increase bedroom ceiling heights to code or greater, lower the rear basement floor by 12-18 inches, so it can be used as a recreation room, remove the existing second-floor deck, and increase the width of the first-floor deck, and at the retaining wall, add wooden stairs down to the mean high-tide water rocks similar to the neighbor. The office of the Building Inspector denied the building permit on February 25, 2025, where the proposed addition was a violation of Section 5.03 of the Zoning By-Laws of the Town of Nahant in the following area(s): The proposed Floor Area Ratio is 57% where the maximum allowed is 45%. The advertisement for this matter was placed in the Lynn Item and ran on March 12, 2025, and March 26, 2025. Shelly Ziegelman, Architect and Principal of SWZ Architects, 30 Winsor Ave., Watertown, Massachusetts, spoke on behalf of the Petitioner. She described the project in detail and the efforts made to minimize its effect on the neighbors. The Board asked the architect questions. The Chair then asked if anyone was there to speak in favor of the project. Jayne DesLauriers of 51 Little Nahant Road spoke in favor. The Chair then asked if anyone was there to speak against the project. Holly Estrella, of 42 Little Nahant Road, spoke up, but in favor as well, stating that she was in support of the project but was concerned about the height even though it was not over the limit and about construction workers working at 7:00 AM on a Saturday and on Sundays. The Architect responded to Ms. Estrella and said that they would look at the height issue, and the Petitioner assured her that there would be no one working on the project at 7:00 AM on a Saturday unless he sought her permission first. The Board then deliberated the details of how the Architect came to the mean grade and height. Cameron Merrill moved to find that the project, as proposed, is not substantially more detrimental to the neighborhood, seconded by Jake Brown. After a brief discussion, during which the Board stated they appreciated the architect's explanations, a roll call vote was taken. David Walsh, Gerado Raffaele, Cameron Merrill, Jake Brown, and Max Kasper all voted in favor, and the motion passed.

Cameron Merrill moved to grant a special permit to the applicant pursuant to the plans presented and based on the findings we just made, which was seconded by Jake Brown. Max Kasper suggested adding to the motion: no work on Saturdays before 8:00 AM and no work on Sundays. After a brief discussion, a roll call vote was taken; David Walsh, Gerado Raffaele, Cameron Merrill, Jake Brown, and Max Kasper all voted in favor, and the motion passed. The hearing adjourned at 3:50 p.m.

Respectfully submitted,  
David Walsh, Co-Chair  
Approved on April 14, 2025