

TOWN OF NAHANT
ZONING BOARD OF APPEALS

**NOTICE OF HEARING AND AGENDA
POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25**

Date and Time: Monday, January 27, 2025, at 3:00 PM Eastern Time
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 and enter the meeting ID and Passcode or use the following link; or you may also join by telephone.

Join Zoom Meeting

<https://us02web.zoom.us/j/83620146199?pwd=x94gEPXNOc3y8R7WMryMXYwKrCsdEm.1>

Meeting ID: 836 2014 6199

Passcode: 384992

One tap mobile

+16469313860,,83620146199#,,, *384992# US

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

3:00 PM PUBLIC HEARING continued public hearing on an administrative appeal filed by Bruce & Karen Marshall of 28 Emerald Road, Nahant, Massachusetts, on December 10, 2024 (the “Appellants”). This appeal is from the determination of the Building Inspector to issue a Building Permit for the property located at 30 and 30A Emerald Road, Nahant, Massachusetts, owned by Eight One Eight Design and Development, LLC. The office of the Building Inspector issued Building Permit No. R-24-00227 on November 25, 2024, with no zoning violations. The Appellants allege violations of the Nahant Zoning By-laws, including but not limited to sections 5.02, 5.03, 6.01(A-B), 7.03, 9.02(A-F), 9.03, 9.04, and 10(1-6). Specifically, the Appellants allege the following: the building permit was not issued timely, a repetitive petition; the project is not compliant whether new or reconstruction; no parking is shown on the plans; no construction supervisor license is listed on the application; the building permit has not been posted at the site; the building plans were not certified; and, the property is in a flood zone. The Zoning Board of Appeals issued a Stop Work Order at the last hearing. The matter was continued to allow the property owner time to obtain both a certified as-built plot plan, and certified elevations of the exterior of the structures.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson
LYNN ITEM January 7, 2025, and January 14, 2025