

AMENDED_Zoning Board of Appeals

May 28 @ 3:00 pm - 4:00 pm

Venue: Zoom

Agenda:

TOWN OF NAHANT

ZONING BOARD OF APPEALS

The NAHANT ZONING BOARD OF APPEALS will hold a public hearing 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; you may also join by telephone.

Join Zoom Meeting

<https://us02web.zoom.us/j/83047605872?pwd=Ragcgg9ITpGTRLXPF1iKCX1ObadiwV.1>

Meeting ID: 830 4760 5872 Passcode: 125917

One tap mobile: +16465588656,,83047605872#,,,,*125917# US (New York)
+16469313860,,83047605872#,,,,*125917# US

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 on the petition filed by Maria Brooks as Personal Representative of the Estate of Pasquale Anthony Ventura and the Estate of Gloria Ventura regarding 56 Lennox Road, Nahant, Massachusetts. The petitioner seeks relief in the form of special permits and variances to construct and add an addition, deck, and stairs to the existing dwelling. The Office of the Building Inspector denied a building permit on April 1, 2025, where the proposed project would be in violation of Section 5.03 of the Zoning By-laws of the Town of Nahant in the following areas: (1) the proposed lot coverage is 30.1%, where the maximum allowed is 25%. (2) The proposed floor area ratio is 50%, where the maximum allowed is 45%. (3) The proposed Right Setback is 5'4", where the minimum allowed is 10'. (4) The proposed Left Setback is 6'4", where the minimum allowed is 10'.

3:30 PM PUBLIC MEETING A brief administrative meeting will be held for the members to review proposed updates to the Zoning Board of Appeals Rules and Regulations and training. The ZBA members will enter executive session, after a vote to approve the same, to discuss litigation strategy with respect to Kallenback v Zoning Board of Appeals, an action pending in Essex Superior Court regarding 30 and 30A Emerald Road, Nahant, Massachusetts, pursuant to G.L. c. 30A, §21(a)(3).

BOARD OF APPEALS, Jocelyn Campbell, Chairperson
LYNN ITEM May 14, 2025, and May 21, 2025

Chairperson Name: Jocelyn Campbell Chairperson Email: jcampbell4710@gmail.com

Amended Agenda – Posted by Nahant Town Clerk on Monday, May 19, 2025 @ 12:30 pm

[Add to calendar](#)