

Zoning Board of Appeals
July 22 @ 3:00 pm - 5:00 pm

TOWN OF NAHANT
ZONING BOARD OF APPEALS

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

Public hearing(s) 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; you may also join by telephone.

Join Zoom Meeting

<https://us02web.zoom.us/j/81387787060?pwd=Y7V5Y7faI9XSMTFwcoUpU8AALFlZpO.1>

Meeting ID: 813 8778 7060 Passcode: 828707

One tap mobile +13126266799,,83609964297#,,,,*685979# US (Chicago)
+16469313860,,83609964297#,,,,*685979# US

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

Reminders to complete any outstanding matters.

New Business: Hearing(s) and meetings scheduled below.

THIS AGENDA IS SUBJECT TO CHANGE

3:00 P.M. PUBLIC HEARING(S):

93 Fox Hill Road on the petition filed by Janet Collins, Trustee of the Janet Collins Family Trust, owner of the property located at 93 Fox Hill Road, Nahant, Massachusetts, appealing the denial by the Building Commissioner of a building permit to replace the existing front stairs and landing, demolish back covered porches and roof, and construct a new, two floor, four-season sitting room, with Anderson double hung windows. The applicant seeks a Special Permit and/or a Variance for the proposed lot coverage of 27.8% (maximum allowed: 25%) and the proposed front setback of 3'4" (minimum allowed: 25'). Any zoning relief that may be required in adherence to the Nahant Zoning Bylaws shall be considered by the Board.

10 Fallon Way continued from June 24, 2026, on the petition filed by Jeanne Allen, Architect, on behalf of Luigi and Maria Acierno, owners of the property located at 10 Fallon Way, Nahant, Massachusetts. The petitioners seek a Special Permit to demolish and reconstruct an existing single-family home on the same footprint. The Office of the Building Inspector denied a building permit on December 10, 2025, where the proposed project is in violation of Section 7.03 of the Zoning Bylaws of the Town of Nahant, which states that no structure may be removed and reconstructed without a special permit. Plan changes are being reviewed by the board and abutters; the architect will provide an updated certified dimensional table; the board will inquire regarding the status of Fallon Way. Any zoning relief that may be required in adherence to the Nahant Zoning Bylaws shall be considered by the Board.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson bell
Chairperson Email: jcampbel4710@gmail.com

Posted by Nahant Town Clerk on Wednesday, July 1, 2026 @ 3:45 pm