

Zoning Board of Appeals

March 17 @ 3:00 pm - 5:00 pm

NOTICE OF HEARING AND AGENDA

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

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; you may also join by telephone.

ZOOM: <https://us02web.zoom.us/j/83791234330?pwd=joJVvbNaGv1AnOlxw1oa56QHQI3HEY.1>

Meeting ID: 837 9123 4330 Passcode: 385021

-One tap mobile +13092053325,,83791234330#,,,,*385021# US
+13126266799,,83791234330#,,,,*385021# US (Chicago)

or 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 on the petition filed by Steven Cleary, owner of the property at 75R Bass Point Road, Nahant, Massachusetts, seeking relief from an order of zoning enforcement and a special permit. The petitioner appeals the Town of Nahant's Inspectional Services Department's order to remove a shed placed on his property or to move it to a dimensionally compliant location; failure to do so would result in a \$300.00 per day fine beginning January 14, 2026. The Building Commissioner issued the order on December 22, 2025, in response to a zoning enforcement complaint. Any zoning relief that may be required in adherence to the Nahant Zoning Bylaws shall be considered by the Board.

3:30 P.M. PUBLIC HEARING 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 for the demolition and reconstruction of 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. Any zoning relief that may be required in adherence to the Nahant Zoning Bylaws shall be considered by the Board.

4:00 P.M. PUBLIC HEARING on the petition filed by Shelly Ziegelman, Principal at SWZ Architects, on behalf of Nicholas Grund, owner of the property located at 49 Little Nahant Road, Nahant, Massachusetts. The petitioner seeks an amendment to a Special Permit granted on April 2, 2025, where, during demolition, the Structural Engineer deemed the existing foundation unsafe and unserviceable pursuant to MA Building Code AJ102.11. The petitioner seeks a Special Permit to replace the existing foundation rather than reuse it, pursuant to Section 7.03(D)3 of the Nahant Zoning Bylaws. The petitioner states that the new foundation will maintain the exact footprint and area of the existing foundation. The new foundation will not increase the structure's non-conforming nature. 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; LYNN ITEM

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

Posted by Nahant Town Clerk on Monday, March 2, 2026 @ 10:12 am

