

Zoning Board of Appeals
May 27 @ 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

Date and Time: May 27, 2026, at 3:00 PM Eastern Time
Location: via Zoom

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/86181729962?pwd=VPKvbu6AIJkM8CQkrQsi4TBxZBCIbn.1>

Meeting ID: 861 8172 9962 Passcode: 421521

One tap mobile
+16469313860,,86181729962#,,,,*421521# US
+19292056099,,86181729962#,,,,*421521# US (New York)

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 HEARINGS:

10 Fallon Way continued from April 14, 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 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.

75R Bass Point Road, continued from April 14, 2026, 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 requiring him to remove a shed on his property or 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.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson

Chairperson Name: Jocelyn Campbell Chairperson Email: jcampbell4710@gmail.com
Posted by Nahant Town Clerk on Friday, May 22, 2026 @ 11:00 am

