

AMENDED ZONING BOARD OF APPEALS

March 31 @ 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: March 31, 2026, 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; you may also join by telephone.

Town of Nahant is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86869914417?pwd=yArcXEgOJxGN9Pl6gW9XEVly6NaPmD.1>

Meeting ID: 868 6991 4417

Passcode: 197664

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One tap mobile

+13126266799,,86869914417#,,,,*197664# US (Chicago)

+16469313860,,86869914417#,,,,*197664# US

or

Dial in +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 P.M. PUBLIC HEARING on the petition filed by Anuj Chandra, owner of the property located at 47 Little Nahant Road, Nahant, Massachusetts. The petitioner seeks to appeal a Town of Nahant's inspectional services department cease and desist order dated December 19, 2025, halting the use of the property as a short-term rental. The said order was issued in response to a zoning enforcement request received from a neighbor regarding a non-owner-occupied short-term rental operating in violation of the Nahant Short-Term Rental by-laws. 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 Steven and Helen Fawcett, owners of the property located at 148 Wilson Road, Nahant, Massachusetts. The petitioner seeks a variance for the construction of a deck and covered porch. The Nahant Building Commissioner denied a building permit because the proposed rear yard setback is 4 feet, where 20 feet is required, and the proposed lot coverage is 31%, where 25% is required. Any zoning relief that may be required in adherence to the Nahant Zoning Bylaws shall be considered by the Board.

4:00 PM PUBLIC HEARING continued from March 17, 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 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.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson
LYNN ITEM 3/17/2026 and 3/24/2026

POSTED BY THE TOWN CLERK ON FRIDAY MARCH 13, 2026 @ 12:30PM

AMENDED by the Nahant Town Clerk on Monday March 30, 2026 @ 10:12 am