

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
Date: April 28, 2026

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairperson Campbell at or about 3:00 p.m., at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts, via ZOOM. Present were board members David Walsh, Gerado Raffaele, Scott Ofrias, and Jocelyn Campbell. All votes were by roll call.

HEARING(S):

148 WILSON ROAD. Continued from April 14, 2026. The Chair advised the members that the Board had received additional letters and emails regarding this matter since the last hearing. A motion to reopen public comment for the purpose of taking additional public comment into the record was brought by David Walsh, seconded by Gerado Raffaele, all in favor: David Walsh, Gerado Raffaele, Scott Ofrias, and Jocelyn Campbell. **Public comment in opposition:** the chair read a letter from Kathy Ryan, 154 Wilson Road in opposition dated April 16, 2026, expressing concerns regarding dimensional noncompliance with maximum building requirements, adherence to zoning bylaws, and the overall impact on the neighborhood; the chair also read an email from Ms. Ryan dated April 27, 2026, where she reiterated her opposition and stated that the Board, not she, had suggested revisions to the plans. Irene Lincoln, 144 Wilson Road, spoke in opposition, citing concerns about proximity to property lines and the need to uphold zoning bylaws. **Public comment in favor:** Melissa Spies and Jason McCord, 138 Wilson Road, submitted a statement via email dated April 24, 2026, stating that the improvements would benefit the neighborhood. Ms. Spies also spoke, reiterating her support during the meeting and emphasizing the importance of preserving the character of older homes. Dolores Merlino and Craig Mosher, 149 Wilson Road, submitted a letter in support of the project dated April 25, 2026, noting that other homes on the street have similar spacing and that the variance should not be denied on that basis. Jim Caligaro, 178 Wilson Road, spoke in favor via email dated April 27, 2026, in support of the property upgrade to the neighborhood. Sherry Talbot, 129 Wilson Road, spoke in favor via email dated April 27, 2026, citing anticipated improvements to neighborhood aesthetics and property values. The petitioners submitted correspondence dated April 27, 2026, stating they had considered drainage management and neighborhood concerns, and during discussion addressed potential water runoff, noting it has not historically impacted neighboring properties, but and that new downspouts and drains are designed to direct runoff into their own yard; they added that their primary concern remains their backyard flooding (ocean side) but that the Conservation Department has approved their application. Ms. Kathy Ryan interjected and reiterated concerns about the size of the proposed porch and whether the project adequately addresses flooding. The Board clarified that the project complies with setback requirements and that nonconformities are the lot size and lot coverage. The Board discussed the appropriate form of relief, if granted, where the lot coverage increase creates a new non-conformity, the role of elevation/topography, and the applicability of Section 6 findings. The Board determined that a consultation with Town Counsel would be helpful and that the Chair would reach out to counsel. A motion to continue the deliberations to May 4, 2026, at 3:00 p.m.

was brought by David Walsh, seconded by Gerado Raffaele, all in favor: David Walsh, Gerado Raffaele, Scott Ofrias, and Jocelyn Campbell.

Respectfully submitted,
Jocelyn Campbell, Chair
Approved on May 28, 2026