

TOWN OF NAHANT
ZONING BOARD OF APPEALS

MEETING MINUTES

AUGUST 24, 2026

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by the Chair at or about 3:00 P.M. at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts. Present were Board members David Walsh, Gerardo Raffaele, Cameron Merrill, Jake Brown, and Jocelyn Campbell.

HEARINGS:

3:00 P.M. 55 Castle Road

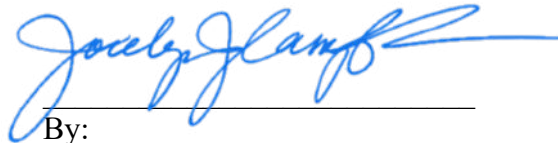
The Board of Appeals held a public hearing on the petition filed by Colleen O. Kraybill and Michael R. Kraybill, Trustees of the Kraybill Family Investment Trust, owners of the property located at 55 Castle Road, Nahant, Massachusetts (the "Subject Property"). The Petitioners seek a special permit and/or a variance to remove and replace a roof system; extend the second floor over the existing footprint; remove and replace rear exterior stairs; remove and replace the front porch and stairs; and install new left-side exterior stairs and landing. The Office of the Building Inspector denied a building permit on June 4, 2026, because the proposed project requires a special permit pursuant to the Nahant Bylaws Section 7.03 D.3, and a special permit and/or variance where the proposed building coverage is 38.2% and 25% is allowed, and where the proposed left-side setback is 8 feet, where 10 feet is allowed. The hearing was advertised in the Lynn Item on August 10, 2026, and August 17, 2026. The Zoning Board of Appeals application, was filed on July 1, 2026 and was accompanied by Building Plans dated May 8, 2026, entitled "55 Castle Road Renovation by Seger Architects, Inc. 83 North Street, Salem Massachusetts, 01970" and stamped by John A. Serger, R.A., a certified plot plan dated February 25, 2026, entitled "Zoning Board of Appeals Plan, 55 Castle Road, Nahant, property of Colleen & Michael Kraybill, Scale 1" = 20', North Shore Survey Company, 14 Brown Street, Salem, MA" and stamped by Gail L. Smith, Professional Land Surveyor, a petition in support of the project signed by Tracy McCarthy of 52 Castle Road, Janice Quinn of 65 Castle Road, Lisa Rizzo or 49 Castle Road and the resident (name not legible) at 53 Castle Road. Before the hearing, Attorney Stephen Smith submitted three (3) photos: one (1) showing the Subject Property from a street view and two (2) showing aerial views and the tide. At the hearing, the Petitioners were represented by Attorney Smith. Attorney Smith reviewed the dimensional requirements and applicable law and advocated that the project could be "as of right" and that sufficient facts could be found to support a finding that the proposed project would not be more detrimental to the neighborhood and that regarding the increase in building coverage, it was only .08 % of an increase or 32 square feet, roughly the size of a sheet of plywood; Further he argued there would be no increase in density, traffic etc. Attorney Smith also reviewed the requirements for a special permit pursuant to section 7.03 and stated that the left side (based upon a view from the street) entry and stairs would be

removed due to a neighbor's concern. The Board members then asked questions of the Petitioner's attorney. Member Gerardo Raffaele asked about the Federal Emergency Management Agency ("FEMA") 50% rule, and Attorney Smith stated that it did not apply here. Next, the Chair asked whether anyone present wanted to speak in favor of or in opposition to the project. The applicants spoke in favor. Next, Ernie and Tina Pritakis of 62 Castle Road spoke, initially in opposition. Mr. Pritakis asked about the left-side (street-facing) entry and stairs, and the height of the new gable roof over the garage. Attorney Smith informed the Chair that the left-side stairs and entry would be removed, and the gable roof over the garage would not exceed approximately 4.5' above the existing flat roof. Mr. Pritakis found that acceptable. Cameron Merrill moved, seconded by David Walsh, for a Section 6 finding that the plans, as proposed by the Petitioners (without the left-side stairs and entry), were not more detrimental to the neighborhood than the current nonconformities. After a roll call vote, all members- David Walsh, Cameron Merrill, Gerardo Raffaele, and Jake Brown- were in favor, and the motion passed. Cameron Merrill moved, seconded by David Walsh, to grant a special permit. After a roll call vote, all members- David Walsh, Cameron Merrill, Gerardo Raffaele, and Jake Brown- were in favor, and the motion passed. Cameron Merrill brought a motion, seconded by David Walsh, to add conditions to the special permit that the left-side entry and stairs would be removed from the plans and not built, and that the gable roof over the garage would not exceed approximately 4.5 ' in height over the existing flat roof. David Walsh brought a motion seconded by Cameron Merrill to adjourn. After a roll call vote, all members- David Walsh, Cameron Merrill, Gerardo Raffaele, and Jake Brown- were in favor, and the motion passed at about 4:00 p.m.

Nahant Zoning Board of Appeals

9/8/2026

Date

A handwritten signature in blue ink, appearing to read "Jocelyne J. Lang", is written over a horizontal line.

By:

Approved 9/8/2026