

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
Date: April 14, 2026

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

CONTINUATION REQUEST(S):

10 FALLON WAY. The Petitioners requested that the public hearing for 10 Fallon Way be continued to allow additional time to prepare revised plans. The Petitioners indicated that the updated plan would not be available until late May or early June. After discussion, a motion to continue the hearing to May 27, 2026, at 3:00 p.m. was brought by David Walsh, seconded by Cameron Merrill, all in favor: David Walsh, Gerado Raffaele, Cameron Merrill, Scott Ofrias, and Jocelyn Campbell.

75 BASS POINT ROAD. On behalf of the petitioner, Attorney John Foley requested a continuance of the public hearing. A motion to continue the hearing to May 27, 2026, at 3:00 p.m. was brought by David Walsh, seconded by Cameron Merrill, all in favor: David Walsh, Cameron Merrill, Ian Brown, Scott Ofrias, and Jocelyn Campbell.

HEARING(S):

148 WILSON ROAD. The public hearing was continued from March 31, 2026, on the petition of Steven and Helen Fawcett to allow the Board to obtain further clarification on lot coverage calculations and the scope of the proposed project. The Petitioners were informed that one board member was absent and that any decision would have to be unanimous, and were offered an opportunity to continue the matter. The Petitioners elected to continue with the hearing. The Petitioners presented updated coverage calculations prepared by a surveyor, clarifying prior calculations and indicating approximately 31% coverage to the seawall. The Petitioners stated that the primary purposes of the project are to reduce precipitation and water infiltration into the house's foundation, reduce over-splash into the basement, and improve privacy and outdoor shelter. The Petitioners also presented plans showing property lines, adjacent lots, and setbacks, and stated that the proposed project complies with setback requirements and is consistent with the neighborhood's character. They noted that many surrounding properties are nonconforming and that the proposal remains within the allowable limits. The Board asked clarifying questions regarding drainage, roofline design, and potential stormwater runoff impacts on neighboring properties. The Board suggested that the drainage improvements, including other measures, be considered. The Chair asked if there was anyone to speak in favor of or in opposition to the project. **Public comment in opposition:** Kathy Ryan, 154 Wilson Road, spoke in opposition to the project as the Petitioners' next-door neighbor. She expressed concerns regarding stormwater runoff, the increasing size of the structure, and impacts to the neighborhood character. She also noted that prior expansions to

the property by the previous owners, including the deck, were completed without permits, which contributed to her concerns about the structure's continued growth. The Board deliberated and discussed the application and noted that prior nonconforming work completed before the current owners took possession was not the matter before the Board. The Board indicated that the proposed project appears to comply with the front- and side-setback requirements. One member mentioned concern about the drainage and the size. The Board noted that the lot coverage ratio was slightly over the required minimum. The Board emphasized the importance of addressing abutter concerns. Members suggested that the Petitioners provide additional documentation regarding drainage, if available/ The Board offered to continue the matter to allow the Petitioners time to address the issues, and the Petitioners agreed. Gerado Raffaele moved to continue the hearing to April 28, 2026, at 3:00 p.m., pending the submission of additional information, seconded by David Walsh. All in favor: Gerado Raffaele, David Walsh, Scott Ofrias, and Jocelyn Campbell.

After the above hearing(s), the Board discussed general business and administrative matters for a few minutes.

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