

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
July 22, 2026

Acting chairperson Cameron Merrill called a scheduled and noticed meeting of the Nahant Zoning Board of Appeals to order at about 3:00 p.m. at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts, via Zoom. Present for the first hearing on 93 Fox Hill Road were board members Gerardo Raffaele, Scott Ofrias, Ian Brown, Max Kasper, and Cameron Merrill. Present for the hearing on 10 Fallon Way were David Walsh, Gerardo Raffaele, Cameron Merrill, Scott Ofrias, and Jocelyn Campbell. All votes were by roll call.

HEARING(S):

3:00 PM PUBLIC HEARING -93 FOX HILL ROAD

The Board of Appeals held a public hearing at 3:00 p.m. at the request of Janet Collins, Trustee of the Janet Collins Family Trust, Petitioner, seeking a Special Permit or Variance. The Building Commissioner denied her application for a building permit on May 27, 2026, because the proposed addition is in violation of Section 5.03 of the Zoning Bylaws of the Town of Nahant, where proposed lot coverage is 27.8%, and the maximum allowed is 25%, and where the proposed Front Setback is 3'4", and the minimum allowed is 25'. The advertisement for this matter was placed in the Lynn Item on July 8, 2026, and July 15, 2026. The application was accompanied by the following: Plot Plan dated May 8, 2026, prepared by Norde-East Survey and signed by Patrick J. McCormack Registered Professional Land Surveyor. Plans drawn by MS Construction dated July 7, 2026. At the hearing, the applicant presented her case, stating that she wants to age in place and that the front steps are neither safe nor up to code. They need to create a landing to safely open and close the door and utilize the stairway. Expansion of the seasonal porches will allow the family to expand the kitchen pantry space and seating areas. The Petitioner proposed to replace the existing front stairs and landing, demolish the back covered porch and roof, and construct a new two-floor, four-season sitting room with Anderson double-hung windows, as shown on the submitted plans. Present to speak in favor was the Petitioner. None spoke in opposition. The Board deliberated and discussed the application of the Nahant Zoning By-laws. Gerardo Raffaele brought a motion to make a finding pursuant to M.G.L. c. 40A § 6, where the extension of the front setback and increase in lot coverage is an intensification of an existing non-conformity, and no new non-conformity is created, that the proposed change would not be more detrimental than the existing non-conformity to the neighborhood; this was seconded by Scott Ofrias, after discussion on the motion a roll call vote was taken, and all were in favor of the motion and the motion passed: Gerardo Raffaele, Cameron Merrill, Scott Ofrias, Max Kasper and Ian Brown. Ian Brown moved to grant a Special Permit to the applicant, seconded by Gerardo Raffaele. After discussion, a roll call vote was taken, and all were in favor, and the motion passed: Gerardo Raffaele, Cameron Merrill, Scott Ofrias, Max Kasper, and Ian Brown.

3:19 P.M. PUBLIC HEARING -10 FALLON WAY

Continued from June 24, 2026, was a discussion of engineering, drainage, plan changes, and questions from the engineer and architect. The chair reported that town counsel had not found anything new about the way. New plans were submitted. Architect Jean Allen reviewed the changes, which included making the house one story with a cathedral ceiling; they removed the entrance on the street side and moved it to the opposite side of the house. Rich Williams of Williams & Sparagas, Civil Engineer, then went over the changes to the site plan. Mr. Williams said they were staying in the same footprint. He discussed the infiltration trenches and the retaining wall, and said they are not building the 8-foot wall. Mr. Williams indicated that he had discussed the changes with the town. After a lengthy discussion with many questions from the abutters and members, Mr. Williams reviewed the plans that were marked up by the neighbors. Issues concerning possible damage to the older close abutters were raised and discussed. The members returned to their deliberations. A neighbor, Mr. Serino appeared and spoke to provide his support for the project.

Jocelyn
Campbell,
Chair

Approved 8/19/2026