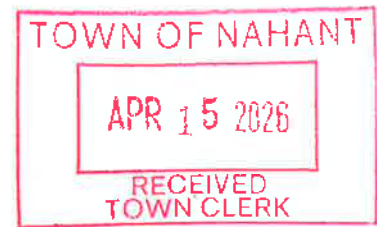


**TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
Date: March 31, 2026**



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. Board members David Walsh, Gerado Raffaele, Jake Brown, Ian Brown, and Jocelyn Campbell. All votes were by roll call.

Old Business:

Motion to approve minutes from March 17, 2026, by David Walsh, seconded by Jake Brown, all in favor, David Walsh, Gerado Raffaele, Jake Brown, Ian Brown, and Jocelyn Campbell. Motion to ratify the Motion to Continue the matter of 10 Fallon Way from March 17, 2026, to April 14, 2026, at 3:00 p.m., brought by David Walsh, seconded by Ian Brown, all in favor, David Walsh, Gerado Raffaele, Jake Brown, Ian Brown, and Jocelyn Campbell.

New Business:

Motion to continue the matter of 75 Bass Point Road from March 31, 2026, to April 14, 2026, brought by David Walsh, seconded by Ian Brown, all in favor, David Walsh, Cameron Merrill, Jake Brown, Ian Brown, and Jocelyn Campbell.

HEARINGS:

**3:00 p.m. 47 Little Nahant Road, Anuj Chandra, and CAL Properties LLC
Petitioner [owner]**

The Board of Appeals held a public hearing at 3:00 p.m. at the request of Anuj Chandra, owner of the property located at **47 Little Nahant Road, Nahant, Massachusetts** (the "Subject Property"). 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. Accompanying the appeal was the neighbor's Request to Rescind the Right to operate a Vacation Rental at 47 Little Nahant Road from Joseph E. Shultz and Wende S. Davis who live at 45 Little Nahant Road, a copy of the Short Term Rental Permit No. 002 issued pursuant to Nahant Zoning Bylaws Section 4.06A, the Building Inspector's correspondence to counsel for CAL Properties LLC (the "LLC") dated September 29, 2025, December 19, 2025 (containing an order to Cease and Desist operation of their Short Term Rental) and January 9, 2026. The appeal also contained responsive correspondence from counsel for the LLC dated October 29, 2025, and December 29, 2025. During the hearing, the complainant in the underlying enforcement request, Joseph E. Shultz, submitted a copy of an affidavit signed by Anuj Chandra in support of the permit application. The Advertisement for this matter was placed in the Lynn Item

and ran on March 13 and March 24, 2026. The Chair read the advertisement into the record. The application was presented by David Glod, Esq., representing the LLC, the property owner. Counsel stated that his clients had applied for a permit to operate their property as a short-term rental as a temporary plan and that Mr. & Mrs. Chandra were in the process of selling Mr. Chandra's medical practice in Tennessee and planned to move to Nahant. In the interim, their daughter would stay at the property. Attorney Glod stated that he communicated with the Building Department about what constitutes a "primary residence." Attorney Glod argued that the property is held by an LLC and that the Nahant bylaws do not provide clarity on LLC ownership of short-term rentals or on how to determine the principal residence of an LLC. The Chair suggested that the Petitioners could provide the LLC's operating agreement, which shows beneficial ownership. Board members asked questions of the Petitioner's counsel. When asked directly by the chair, Attorney Glod admitted that none of the LLC's principals/beneficial owners use the property at 47 Little Nahant Road as their primary residence. The Chair asked if there was anyone to speak in favor or in opposition to the appeal of the Cease and Desist Order. **In opposition:** Joseph E. Shulz, direct abutter and complainant, residing at 45 Little Nahant, spoke in opposition to the appeal of the Cease and Desist Order. Mr. Shultz stated that he and his wife are retired and are direct abutters; and that 47 Little Nahant Road is 12 -18 inches from their property line and has eight (8) windows facing his house, and there is no way he could miss the neighbors if they were in fact staying at the Subject Property. He stated that he can see and hear all activity from 47 Little Nahant Road and that the owners do not live there. He shared a copy of the affidavit that accompanied the short-term rental permit application, which stated that the Subject Property was Anjul Chandra's principal residence and was signed under the pains and penalties of perjury. He said that when the town voted on the amendment that resulted in the current Short-Term rental bylaw (the "Amendment"), the intent was to exclude rentals by out-of-town entities. Someone even asked at that meeting, "What if an entity owns the property?" and the response was that it is the "occupant" that lives there. He stated that when an owner occasionally rents out, they will take more care. **In opposition:** Suzanne Macarelli, 15 Little Nahant Road, stated that she lives in the neighborhood and walks by the Subject Property three times each day. She stated that she sees different people and cars at the residence. She also stated that when the town voted on the Amendment, it passed by seventy percent (70%), which was a statement from the community. **In opposition:** Rob Tibbo, 78 Fox Hill Road. Mr. Tibbo states that he sat on the committee that drafted the short-term rental bylaw. He stated that the intent of the bylaw was that owner-occupants be in the home during a rental. This allows for someone there to speak to if a neighbor has a complaint, and it is also a safety issue. Residential homes are not designed for a transient population. **In opposition:** Mark Paddock, 172 Willow Road. Mr. Paddock stated that he agreed with Mr. Tibbo that he had experienced short-term rentals in his neighborhood and that this decision would affect all of Nahant. **In opposition:** Eric Curtain, 49 Tri Mountain Road. He stated that he agrees with Mr. Tibbo as well, and that owner-occupied means just that. He previously lived next to a short-term rental, and it is extremely detrimental to the character of the neighborhood we have here in Nahant. He asked the Zoning Board of Appeals to apply the strictest interpretation of these regulations to this matter. No person spoke in favor of the appeal. The Board deliberated and discussed the matter. Members expressed that allowing a purported loophole, such as an LLC, to serve as an occupant would be problematic and inconsistent with the intent of

the bylaws, and an LLC does not physically exist. David Walsh brought a motion for a finding that the Board agrees with the Building Inspector and that the Petitioners have not provided evidence or proven that the Subject Property is their primary residence or that they live there more than 50% of the time. Seconded by Gerado Raffaele. After a roll call vote, all in favor were David Walsh, Gerado Raffaele, Jake Brown, Ian Brown, and Jocelyn Campbell, and the motion passed. David Walsh brought a motion to deny the appeal of the cease and desist order, seconded by Gerado Raffaele. After a roll call vote, all in favor were David Walsh, Gerado Raffaele, Jake Brown, Ian Brown, and Jocelyn Campbell, and the motion passed.

4:00 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 “Petitioners” or “Owners”). The Petitioners seek 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. The Advertisement for this matter was placed in the Lynn Item and ran on March 13 and March 24, 2026. The Chair read the advertisement into the record. The Petitioners presented their case, indicating that they intend to build a wraparound-style porch with a roof and a gutter system. The Petitioners asked about the lot lines and the effect of bordering Nahant Bay, whether their lot line ended at the mean High or Low tide, and whether that would affect the ratio used to determine their dimensional requirements. The board asked questions of the applicants regarding the basis for the calculations used by the surveyor on the project that did not add up. The Chair asked if there was anyone to speak in favor or in opposition to the matter. **In opposition:** Kathy Ryan, 154 Wilson Road, stated that she lives next door and has lived there for thirty (30) years. asked that we deny this appeal. She stated that the prior owners had added to the home, creating a “house creep,” and that she was surprised to hear the board trying to find ways to make the project work rather than protect the bylaws. She stated that there is no breathing room in Little Nahant, no trees, etc., and she felt the proposed expansion was a luxury. **In opposition:** Irene Fincold, 144 Wilson Road. She stated that she was raised in Big Nahant and has lived in Little Nahant for twenty-five (25) years. She stated that the zoning rules are in place for a reason. No person spoke in favor of the project. The Board then discussed and deliberated the matter. The members discussed whether the project could be scaled down and whether we needed more information about the calculations. The Board offered to continue the matter for two weeks for this purpose, and the Petitioners agreed. David Walsh brought a motion to continue the matter to April 14, 2026, with a suggested time of 4:00 p.m. Seconded by Gerado Raffaele. After a roll call vote, all in favor were David Walsh, Gerado Raffaele, Jake Brown, Ian Brown, and Jocelyn Campbell, and the motion passed.

BOARD OF APPEALS, Jocelyn Campbell, Chairperson
LYNN ITEM

