

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES
September 30, 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. Board members David Walsh, Cameron Merrill, Scott Ofrias, Ian Brown, and Jocelyn Campbell were present. The Board took all votes by roll-call.

HEARING(S):

3:00 p.m. 29 Valley Road

The Board of Appeals held a public hearing on September 30, 2026, at 3:00 p.m. at the request of John Walter Bardgett, owner of the property, represented at the hearing by Attorney Kenneth Shutzer, seeking a variance to subdivide Assessor's Parcel No. 11-0-19 into two lots, one conforming lot and one non-conforming lot. In violation of Section 5.02 of the Nahant Zoning Bylaws, the proposed non-conforming lot with the existing structure would contain 9,485 sq. ft. of land where 10,000 sq. ft. is required; it would also have 74.5 feet of frontage where 75 feet is required. The application included a certified plot plan and an existing conditions plan. Both plans are dated August 18, 2026, and are stamped by Patrick Roseingrave, Professional Land Surveyor, Land Mapping Inc., 10 Andrew Square, Suite 2018, South Boston, MA 02127. The applicant also submitted a supplemental dimensional page at the Board's request, reflecting dimensions from the existing structure. The Advertisement for this matter was placed in the Lynn Item and ran on September 16, 2026, and September 23, 2026. At the hearing, the Chair read the advertisement into the record. Attorney Kenneth Shutzer presented the application. He stated that the petitioner, Mr. Wabno, a builder, intended to purchase the property from the owner, renovate the existing house, and then build a new house on the second lot and live there. Attorney Shutzer stated that the new variance standard would apply and described the proposed division of the property. He noted that the lot with the structure would be short of the required square footage, but that the newly created lots would be consistent with the lots in the area. The Chair asked whether anyone had anything to say in favor of or in opposition to the project.

In Favor: The following Nahant resident spoke in favor at the hearing: Jerry Wabno, 100 Pond Street (applicant builder).

- A Petition in Favor was filed, signed by two (2) Nahant residents*; a copy is on file with the building department.

*Matthew Hendricksen asked at the hearing to have his name removed from the Petition in Favor.

In Opposition:

- The following Nahant residents spoke in opposition at the hearing: William Letourneau, 24 Emerald Road, Peter Barba, 22 Emerald Road, Michael W. Shultz, 31 Valley Road, Debra Barnes, 37 Valley Road, Matthew and Susan Hendrickson, 16 Emerald Road, Dana Sheehan, 40 Valley Road, John Hanna, 24 ½ Emerald Road, Sally McCarthy, 34 Emerald Road, Rob Tibbo, 78 Fox Hill Road.

- The following Nahant residents sent separate correspondence in opposition to the project: Peter Barba, 22 Emerald Road, Michael W. Shultz, 31 Valley Road, John and Jessica Hanna, 24 ½ Emerald Road, Catherine and William Letourneau, 24 Emerald Road, Bruno and Stephanie DiPrimio, 24A Emerald Road, and David and Debra Morin, 26 Emerald Road, Karen and James Saviano, 24 Valley Road; copies are on file with the building department.
- A Petition in Opposition was filed, signed by thirty (30) Nahant residents; a copy is on file with the building department.

The Board discussed the new variance standards and the merits of the matter. Members suggested that the applicant withdraw the matter without prejudice. David Walsh moved to allow the applicant to withdraw without prejudice, and Cameron Merrill seconded. After a roll-call vote, David Walsh, Cameron Merrill, Scott Ofrias, Ian Brown, and Jocelyn Campbell all voted in favor, and the motion passed. After consulting with his client, Attorney Shutzer withdrew the matter. Cameron Merrill brought a motion to adjourn, seconded by David Walsh. After a roll-call vote, David Walsh, Cameron Merrill, Scott Ofrias, Ian Brown, and Jocelyn Campbell all voted in favor, and the motion passed.

Respectfully submitted,
Jocelyn Campbell, Chair
Approved on October 21, 2026