

TOWN OF NAHANT
ZONING BOARD OF APPEALS
MINUTES OF MEETING
June 24, 2026

Chairperson Jocelyn Campbell 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 were David Walsh, Cameron Merrill, Gerardo Raffaele, Scott Ofrias, and Jocelyn Campbell. All votes were by roll call.

HEARING(S):

3:00 P.M. PUBLIC HEARING -10 FALLON WAY Continued from May 27, 2026, at the request of the Petitioners. The chair informed the Petitioners that the Nahant town clerk had confirmed that Fallon Way was a public way and had been voted as such in 1993. This was in response to a question about whether the road was private or public. We have inquired about the status of the way where the house juts into it. Architect Jean Allen presented a PowerPoint and pointed out that, in these drawings, they kept the house the same but lowered it into the ground, and that they were removing the stairs on Fallon Way. She indicated that they would like to demolish the home because it is dilapidated. She described the height of the house and the basement. They had retained a site engineer, Mr. Williams of Williams & Sparages, located in Middleton, Massachusetts, and Mr. Williams had come up with a plan. Mr. Williams then presented/ He stated that he is a licensed Civil Engineer. He discussed the water coming off of the hill and the fact that they were unable to control it completely, but what they were planning would improve the situation. He described the various drainage issues in detail. Also present was Zach Taylor, DPW superintendent from the Town of Nahant. Both engineers made several comments and answered questions. David Walsh asked several questions. Zach Taylor mentioned that the water discharges to the surface of Fallon Way. Board members and others asked Zach Taylor and Mr. Williams questions regarding the trenches and water runoff. The chair then reviewed two letters of opposition that were received, one from Ms. Robin DeStefano and one from Catherine DeStefano, both of 7 James Ave. Ms. Robin DeStefano stated that she is concerned about the effect on her foundation, as she is very close, approximately nine feet or so away from the proposed construction, she also expressed concern about the height of the house and the drainage. She is also concerned about water lines and gas lines in the street and how the construction will affect everyone's homes. Ms. Catherine SeStefano shared similar concerns; she also mentioned concern about soil and stability due to the existing stream and water flow over the years, particularly as it applies to the thin strip of land between their properties. The chair then shared a site plan that had been marked up by the neighbors. The markup was submitted by Vicky Fortino, who is present. Miss Fortino and Miss Sherry discussed the plan markup, and Mr. Williams answered their questions. Ms. Fox asked Mr. Williams questions about the drainage. Attorney Lisa McGloin also spoke on behalf of Miss Fox to ask questions about the drainage. Cameron Merrill asked that the dimensional figures be reviewed because the plans have been changed without any

corresponding changes to the figures. The architect explained some of the changes and agreed to update the drawings further and to review and stamp the dimensions prior to the next hearing. Attorney McGloin spoke and raised the issues of ownership in the way and parking. Further discussion ensued about drainage. David Walsh commented that several issues remain. The chair pointed out that despite these many issues, most neighbors appear positive, provided their homes are not damaged. Where discussion was ongoing, the chair continued the matter to a date certain of July 22nd with the consent of the Petitioners.

Jocelyn Campbell, Chair
Approved 8/19/2026