

Town of Nahant

Conservation Commission

Meeting Minutes

Wednesday, May 20, 2026

Meeting Attendance: Thomas Famulari, Henry Hall, Mark Jarrell, Mark Patek, Peter Zink and Kristin Kent (Conservation Agent) via Zoom

Meeting called to order by Mark Patek at 7:07 PM

1. Request for Certificate of Compliance, 33 Forty Steps Lane (047-0561)

Barbara Hodges / The Morin-Cameron Group, Inc.

Request to close out permit for construction of an addition in the 100 foot buffer zone to Bordering Vegetated Wetlands and Land Subject to Coastal Storm Flowage.

John Morin, engineer from The Morin-Cameron Group, Inc., stated that the project was constructed as permitted. Kent stated she had visited the site, and everything appeared in good order.

Famulari made a motion to issue a Certificate of Compliance, seconded by Hall. Motion passed 5-0-0.

2. Request for Determination of Applicability, 33 Forty Steps Lane

Barbara Hodges / The Morin-Cameron Group, Inc.

Construction of a detached garage and paved driveway within the 100 foot buffer zone to Bordering Vegetated Wetlands and Land Subject to Coastal Storm Flowage.

John Morin, engineer from The Morin-Cameron Group, Inc., gave an overview of the project, which includes extending Forty Steps Lane to allow construction of a garage and small driveway in the current parking location. The ground will be raised to meet the road, taking the area out of floodplain. DPW signed off on extending the roadway to allow for the project.

Motion to issue a Negative Determination of Applicability made by Famulari and seconded by Hall. Motion passed 5-0-0.

3. Notice of Intent, 53-55 Willow Road (047-0620)

Eugene Andrews / Williams & Sparages, LLC

Construction of a swimming pool, garage and driveway reconfiguration within the 100 foot buffer zone to Coastal Bank and Land Subject to Coastal Storm Flowage.

Thorsen Akerley, wetland scientist from Williams & Sparages gave an overview of the project. All of the work will occur within Land Subject to Coastal Storm Flowage (LSCSF). The existing corner elevation of the house is 8.63', and the project will require a person to walk up to the pool deck, which is at approximately 13.52'. The pool is a 40'x60' concrete structure located in the backyard. In total, the pool, garage and driveway projects will result in 7,188 sf of work in LSCSF.

The following questions were raised:

- Potential coastal flooding impacts on neighbors resulting from construction of a 2,400 sf concrete pool structure in the backyard.
- Concerns regarding the fact that the property is the low point in that section of Willow Road – what will the impacts be during/after storm events? Losing flood storage.
- No stormwater calculations provided for the project.
- How will the work comply with the LSCSF regulations under the Nahant Wetlands Protection Bylaw?

The Commission opted to hold a site walk to better evaluate the project on 6/9 at 8:30 AM. The pool and garage will be staked in advance to allow the Commission to visualize the scope of the work. A representative from Williams & Sparages will join the Commission at the site walk.

Motion to continue the application to the next meeting made by Jarrell. Motion seconded by Hall and passed unanimously.

4. Notice of Intent, 78 Flash Road (047-0619)

Thomas Ball / Merrimack Engineering Services

Construction of an addition within the 100 foot buffer zone to Bordering Vegetated Wetlands and Land Subject to Coastal Storm Flowage.

Steve Stapinski, engineer from Merrimack Engineering Services gave an overview of the project, which includes construction of an addition and providing flood compensation in the back yard. Basements cannot be constructed in LSCSF, so the original basement and addition basement will be filled with gravel and flood vents installed. This will allow the homeowners to continue to use the area as storage. Kent suggested the forgo the full basement construction to keep costs down.

Motion to issue an Order of Conditions for the project made by Jarrell and seconded by Hall. Motion passed unanimously.

Other Business:

Approval of April 22, 2026 Meeting Minutes

Famulari made a motion to approve the meeting minutes of April 22, 2026, seconded by Jarrell. Motion passed unanimously.

Potential Enforcement Action, Map 2A, Lot 4A

It has been brought to the Town's attention that the owners of the lot are continuing to place brush and cuttings on the eroded section of the property in hopes that it will prevent/slow erosion. The area is subject to jurisdiction by the Commission and is eligible for enforcement action. Placement of material in this area is an ongoing issue and was originally noted as part of the 40 Steps restoration project. The Commission would like Town Counsel to send a letter to the property owners informing them of the violation and asking them to attend a Conservation Commission meeting before formally issuing potential enforcement action.

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The Commission discussed the Town's work at the Short Beach access points on Nahant Road. The Conservation Agent was not contacted in advance of the work, despite it being in Conservation jurisdiction. Kent will touch base with the Town Administrator to discuss these types of projects before they are done.

Motion to adjourn made by Jarrell at 8:22 PM, seconded by Famulari. Motion passed unanimously.

Meeting minutes submitted by Kristin Kent, Conservation Agent

Minutes approved by the Conservation Commission on June 24, 2026