

TOWN OF NAHANT  
ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
July 21, 2020

A scheduled and noticed meeting of the Nahant Zoning Board of Appeals was called to order by Chairperson Campbell at or about 7:00 P.M. at the Nahant Town Hall, 334 Nahant Road, Nahant, Massachusetts, via Zoom (remote technology). Present were Board members, Campbell, Walsh, Barba, Kasper, Leonardo and McCool. All votes were taken by roll call.

**SCHEDULED HEARINGS:**

**7:00 p.m. 35 Castle Road, Petitioner Ronald Petrucci**

The Board of Appeals held a public hearing on July 21, 2020 at 7:00 PM, on the petition filed Ronald Petrucci, owner of the property located at 35 Castle Rd., Nahant, for a Special Permit and/or Variance for Front Setback. The Building Inspector has denied a building permit stating that the “proposed remodel is in violation of Section 5.03” of the zoning by-laws of the Town of Nahant in the following areas: “The proposed Front Yard Setback is 14’ where the minimum allowed is 25’”. The chair read into the record the Governor’s order, the advertisement and a letter from the Nahant Planning Board dated June 25, 2020. Mr. Petrucci spoke on his behalf and entertained questions by the board. The chair asked if there was anyone who wanted to speak in favor or against the petition, no one spoke except for the Petitioner. The Petition states that he had been working on this for three years and that he had met the flood plain regulations by moving his utilities to the upper level, reducing his basement to a crawl space and removing stairs and adding flood vents. The board deliberated and discussed that the proposed front setback would be in line with the other homes on Castle Road. The board discussed the applicability of the by-laws. A motion was made and seconded to make findings that the decrease in front setback would not be substantially more detrimental than the existing nonconforming structure to the neighborhood. All voting in favor were Peter Barba, Donnalee Leonardo, Max Kasper, David McCool, and Jocelyn Campbell. A motion was made and seconded to grant a special permit for the front setback. All voting in favor were Peter Barba, Donnalee Leonardo, Max Kasper, David McCool, and Jocelyn Campbell.

**7:30 p.m. 156 Bass Point Road, Petitioner Glenn Kennedy, Remade LLC**

The Board of Appeals held a public hearing on July 21, 2020 at 7:30 PM. on the petition filed by Glenn Kennedy of Remade LLC, owner of the property located at 156 Bass Point Rd., Nahant, for a Special Permit and/or Variance for Lot Coverage, Right Side Setback, Open Space and Parking. The Building Inspector has denied a building permit stating that the “proposed Lot Coverage is 43% where the maximum allowed is 25%, the “proposed Right Side Setback is 1’ or less where the minimum allowed is 10’, the “proposed Open Space is 37% where the minimum allowed is 45%” and the “proposed Parking is 3 spaces where the minimum allowed is 4”. The chair read into the record the Governor’s order, the advertisement and a letter from the Nahant Planning Board dated June 25, 2020. Mr. Kennedy present his case and after some discussion requested to continue the matter to August 11, 2020 so that he could revise his plans. A motion was made and seconded to continue the matter to August 11, 2020 at 7:00 P.M. All voting in favor were Peter Barba, Donnalee Leonardo, David Walsh, David McCool, and Jocelyn Campbell.

A motion was made and seconded to adjourn the meeting. All voting in favor were Peter Barba, Donnalee Leonardo, David Walsh, David McCool, and Jocelyn Campbell.

Respectfully submitted,  
Jocelyn Campbell, Chair