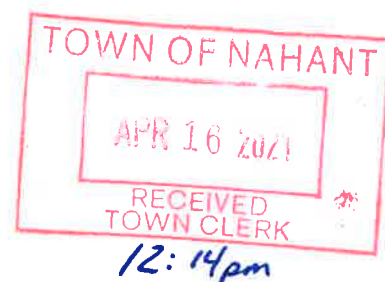


TOWN OF NAHANT
ZONING BOARD OF APPEALS

HEARING NOTICE



POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A §§18-25

Date and Time: May 3, 2021 at 5:00 PM

Location: via Zoom Meeting

Join Zoom Meeting May 3, 2021 at 5:00 P.M.

<https://us02web.zoom.us/j/85825525467?pwd=WTlVbExVSjl4YUJJUGY5QkhoM0pBUT09>

Meeting ID: 858 2552 5467

Passcode: 212331

One tap mobile

+13017158592,,85825525467#,,,,*212331# US (Washington DC)

+13126266799,85825525467#,,,,*212331# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 858 2552 5467

Passcode: 212331

Find your local number: <https://us02web.zoom.us/u/ksCY5FgLg>

Agenda topics that the chair reasonably anticipates will be discussed are listed below.

Old Business: Approve minutes from prior meeting(s).
Reminders to complete any outstanding matters, i.e. decisions, training, compliance, signatures, etc.

New Business: Hearings scheduled below.

5:00 PM PUBLIC HEARING on the petition filed by Ronald Petrucci for the property located at 35 Castle Road, Nahant, MA, seeking a Special Permit to allow a building height over 30' pursuant to Section 5.02 of the Zoning By-laws of the Town of Nahant. The Inspector of Buildings has issued a Cease and Desist Letter dated March 1, 2021 because the actual renovation of the building is not consistent with the building permit application and plans submitted.

5:30 PM PUBLIC HEARING on the petition filed by Sean and Jennifer Dignan for the property located at 51 Pond Street, Nahant, MA, seeking a Special Permit to add an addition. The Inspector of Buildings has denied the building permit on March 1, 2021 because the proposed addition is in violation of Section 5.03 of the Zoning By-laws of the Town of Nahant where the proposed Lot Coverage is 36% where the maximum allowed is 25%, the proposed Floor Area Ratio is 48% where the maximum allowed is 45%, the proposed Left Side Setback is an extension of the same where the minimum allowed is 10', and the proposed Right Side Setback is an extension of the same where the minimum allowed is 10'.

Advertised: April 19th and April 26th, 2021

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: Jocelyn Campbell