

TOWN OF NAHANT
ZONING BOARD OF APPEALS

HEARING NOTICE
REVISED 4/28/2021



*11:10 am
AMENDED*

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

Date and Time: May 17, 2021 at 5:00 PM

Location: via Zoom Meeting

Join Zoom Meeting May 17, 2021 at 5:00 P.M.

<https://us02web.zoom.us/j/87629039920?pwd=QUF0WjI4TDhqa3daQXJwYms5OXlhUT09>

Meeting ID: 876 2903 9920

Passcode: 135019

One tap mobile

+16465588656,,87629039920#,,,,*135019# US (New York)

+13017158592,,87629039920#,,,,*135019# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 876 2903 9920

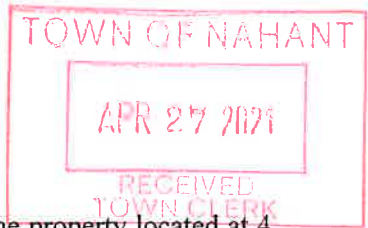
Passcode: 135019

Find your local number: <https://us02web.zoom.us/u/kdNI8jBDID>

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.



AMENDED

- 5:00 PM PUBLIC HEARING on the petition filed by Richard Moleti for the property located at 4 Copper Beech Lane, Nahant, MA, seeking a Special Permit. The Inspector of Buildings has denied a building permit because the proposed accessory building is in violation of Section 5.03 of the Zoning By-Laws of the Town of Nahant where the proposed left side setback is 3' where the minimum allowed is 10', and the proposed rear setback is 3' where the minimum allowed is 20'.

- 5:30 PM PUBLIC HEARING on the petition filed by Theunis Arend J.DeJong and Habitat for Humanity et al. for the property located at 238 Wilson Road, Nahant, MA, seeking Dimensional Variance(s) or Special Permit to build new residence in place of demolished (fire damaged) original dwelling.. The Inspector of Buildings has denied a building permit because the proposed building is in violation of Section 5.03 of the Zoning By-Laws of the Town of Nahant where the existing area of the lot is 2,708 square feet and the minimum allowed is 10,000 square feet; the proposed lot coverage is 40% where the maximum allowed is 25%, the proposed floor area ratio is 90% where the maximum allowed is 45%; the proposed number of stories is 3 where the maximum allowed is 2.5; the proposed front setback is 19.5' where the minimum allowed is 25'; the proposed left side setback is 4.3' where the minimum allowed is 10'; and the proposed right side setback is 4.3' where the minimum allowed is 10'.

- 6:00 PM PUBLIC HEARING on the petition filed by Benjamin Brooks and Angela Munro for the property located at 15 Simmons Road, Nahant, MA, seeking a Special Permit and/or Variance. The Inspector of Buildings has denied a building permit 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 39% where the maximum allowed is 25%; the proposed Burpee Road Setback is an extension of the same where the minimum allowed is 25'; and the proposed side setback is an extension of the same where the minimum allowed is 10'.

- 6:30 PM PUBLIC HEARING on the petition filed by Carl Jenkins for the property located at 116 Willow Road, Nahant, MA, seeking a Special Permit or Variance. The Inspector of Buildings has denied a building permit because the proposed garage is in violation of Section 5.03 of the Zoning By-Laws of the Town of Nahant where the proposed lot coverage is 33% where the maximum allowed is 25%; the proposed Willow Road setback is 3.9' where the minimum allowed is 25'; and the proposed Intervale Road setback is 2.2' where the minimum allowed is 25'.

Advertised: May 3rd & May 10th, 2021

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: Jocelyn Campbell
Posted by: Diane Dunfee - Town Clerk
Date: