



Town of Winthrop Planning Board

David Stasio, Esq.-Chair
Gina DiMento, Esq.
Honor Merceret
Vincent P. Zappulla
David Proctor
Christopher Boyce
Steve Koutalakis

PLANNING BOARD MEETING AGENDA MONDAY FEBRUARY 24, 7:00 PM

2020
HARVEY HEARING ROOM

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

OLD BUSINESS

NEW BUSINESS

Jesus Margarinos & Kenneth Goodwin

Requesting relief to re-apply for a special permit Transient Lodging Application
For the location of 45 Birch Rd., Winthrop, MA 02152

Adjournment

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.

**Planning Board Special Meeting Minutes
February 24, 2020, 7:00 PM**

Chairman David Stasio opened the meeting of the Winthrop Planning Board at 7:00 pm.

Roll Call

Chair David Stasio	Present
David Proctor,	Present
Honor Merceret	Present
Vincent P. Zappulla	Present
Gina DiMento, Esq.	Present
Chris Boyce	Absent
Steve Koutalakis	Present

Jack Dowd requests to record meeting and asks why is new business, have they been to WPB previously?

Member DiMento answers, NO, the need relief to re-apply to the Board of Appeals

NEW BUSINESS

Jesus Margarinis & Kenneth Goodwin request to re-apply for a special permit Transient Lodging application for location at 45 Birch Rd., Winthrop, MA 02152

Kenneth Goodwin discusses why they are attending this meeting, due to a technicality with their deed that he did not realize would delay another decision and he did not want to wait the 2 yr. rule of re-applying.

Member Merceret asks if they live in home?

They reply, NO, Kenneth's mother lives there, she is owner of record now

Member Merceret is concerned as needs 2 bedroom, this is not the case. Kenneth claims there is 3 bedrooms and mother has one.

Jesus replies when the Board of Appeals requested Shirley (now owner) be put on the deed, they did this so she was only one on deed.

Chair Stasio asks who bought originally?

The answered all three, joint tenants, now Board of Appeals requesting new application

Discussion continues with Board reviewing all facts from original application to Board of Appeals to current application and information. Board wants to make sure all facts are clear.

Board is comfortable with all facts and answers

Motion by Chris Boyce to allow relief of the 2 yr. requirement of re-applying to the Board of Appeals
2nd by Gina DiMento
Passed Unanimously

Motion to Adjourn by Vincent Zappulla at 7:25 pm
2nd by Honor Merceret
Passed Unanimously