

1. Agenda

Documents:

[7-30-20_BOARD_OF_APPEALS.PDF](#)

2. Meeting Materials

Documents:

[07-30-20_BOARD_OF_APPEALS_EXECUTIVE_MEETING_VIA_ZOOM.PDF](#)



TOWN OF WINTHROP
BOARD OF APPEALS
Town Hall, One Metcalf Square, Winthrop, Massachusetts 02152-3096
Telephone: (617) 846-1742 Ext. 3 Fax: (617) 539-0812
Joanne M. DeMato, Clerk
NOTICE OF BOARD OF APPEALS PUBLIC HEARING

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2020 JUL -9 P 2:08
TOWN CLERK
WINTHROP, MASS.

You are invited to a Zoom webinar.
When: Jul 30, 2020 07:00 PM Eastern Time (US and Canada)
Topic: Winthrop Board of Appeals Meeting

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Webinar ID: 823 9007 4281

International numbers available: <https://us02web.zoom.us/j/kemTUx6CAN>

Attn applicants: Please begin the zoom as an attendee and we can bring you over immediately to speak.

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.

Item No.	Appl. #	Applicant	Address	Appeal	Voting
1.	Chairman opens hearing: Old Business				
2.	#021-2019	JB Capital, LLC	130-140 Shirley St.	Variances Chapters 17.12.130 17.16.030 17.20.060 Non compliances with setbacks, distance, height, off St. parking	ID/TC/MC Con. To 06/25/2020
3.	#033-2019	Stephen Babine	191 Court Rd.	Variance Chapter 17.52.030 Table of Uses, 17.20.060 Req off St parking	ID/FG/TC Cont. to 06/25/20
4.	#007-2020	Winthrop Hosp, LLC c/o Heath Properties	312-318 Shirley St	Special Permit to convert hotel into apt bldg. Chapter 17.20.050	
5.	New Business: #008-2020	Steve Holgersen	88 Locust St.	Variance Chapter 17.16.020 J. 1 Minimum side yard setback	
6.					
7.	Approval of minutes Adjournment				



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NOTICE OF BOARD OF APPEALS PUBLIC HEARING

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WINTHROP, MASS.

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When: Jul 30, 2020 09:00 PM Eastern Time (US and Canada)
Topic: Winthrop Board of Appeals Meeting

You are invited to a Zoom webinar.

Date Time: Jul 30, 2020 09:00 PM Eastern Time (US and Canada)
Topic: Board of Appeals Executive Session

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Participant ID: 140181

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Executive Session pursuant G.L. c. 30A, Section 21(a)(3) to discuss strategy relating to litigation known as 411 Shirley, LLC et al. v. KBM Capital, LLC et al., Suffolk Superior Court, Civil Action No. 1984 CV 02081, if the Chair declares that an open meeting may have a detrimental effect on the litigating position of the Board.

Case #008-2019 – KBM Capital, LLC, 413 Shirley Street, Winthrop, MA,

Voting Members: Irene Dwyer, Fred Gutierrez, and Marcus Cantu