

**WINTHROP PLANNING BOARD MINUTE MEETINGS
OCTOBER 19, 2020**

Meeting Called to Order at: 7:05

Roll call:

Board Members	Attendance
Robert Carroll, AIA - Chair	Y
Christopher Boyce	Y
Gina DiMento, Esq.	Y
Steve Koutalakis	Y
Honor Merceret	Y
Davis Proctor	N
Julia Wallerice	Y

New Business:

Presentation:

Metropolitan Area Planning Council (MAPC)
Clean Energy & Climate | MVP Flood Resilience Checklist
Sasha Shyduroff, Clean Energy and Climate Planner

As a coastal community, development and land use decisions in Winthrop must consider the potential impacts and risks of flooding. In 2018, Winthrop completed the State's Municipal Vulnerability Preparedness (MVP) planning process and identified land use policy as a priority action to address climate change hazards. Flood risks are changing due to increasing Sea Level Rise (SLR), more intense coastal storms, and increased precipitation.

The Flood Resilience Checklist is meant to help educate and prepare developers and property owners to consider future flood risks for new construction and substantial improvements of residential property. However, the checklist may also be informative for those doing smaller projects and upgrading or replacing utilities, and for those who want to consider flood resilient design. Ideally, this checklist would be completed and submitted as part of Winthrop's building permit process.

Sasha begins her presentation with a Power Point Slide Introduction: Please see copy attached to minutes.

Sasha continues with presentation but invites Planning Board members to review and offer comments on what they have presented for town, especially with this zoning. They have developed different tools created by The Trust for Public Land, it would help development of GIS to Winthrop's existing maps.

Sasha completes presentation is requesting questions or feedback for this presentation and requests Planning Board to review the MAPC "checklist" on this presentation. Chair Carroll asks if anyone in the public has any comments? No Public Comment. Chair Carroll expresses that this should be reviewed more by the Planning Board and asks each member to review and send any comments his way as he will put together and send to MAPC.

Julia Wallerice asks if any other community has implemented this checklist? Sasha responds that this is the first of a kind for residential permitting. Boston has one that addresses large commercial and Toronto and Canada.

Chair Carroll states that he is happy with maps and looking forward to these being very helpful to the town and residents.

Sasha continues with the next steps that will be done within the state and will send information to all and if the Planning Board would like to join; they are more than happy to include them. Chair Carroll will review and discuss with the Planning Board on the next steps they might be interested in taking.

Chapter 91 Waterways License Application, Cottage Park Yacht Club, 76 Orlando Avenue

Chair Carroll reads the information received from Brad Saunders of GEI Consultants who will be working with the CPYC and the DEP in proposed expansion of the docks and a copy.

This is informational only and not a formal hearing, all applications must still be applied for by the CPYC for the plans on this expansion.

Planning Board discusses expansion but it is explained that this is a processing step for the DEP but Chair will ask any questions to the DEP the members might have.

Gina raises question of purpose, and why Planning Board is receiving the information if there is nothing they are asking from the Planning Board.

Chair Carroll replies that if this notification were totally unaligned with any ideals, the Planning Board would send a letter prior to just signing.

Discussion on CB District Zoning Map, November 19, 2019

Chair Carroll shared the newly adopted CB District Zoning map as there is an expectation it will come in front of the Planning Board as part of the recommendation of the Winthrop Middle School.

B. Carroll noted it is essential for the Board to understand the central business district zoning map for context in upcoming Middle School Site discussions.

Chris Boyce asks if this is this how the map was refined? Proposed spaces that should be in the CBD. Planning Board can still review this map and provide comment? Chair Carroll responded this CB District Zoning map was adopted by the Town Council after review at multiple meetings. It should be viewed as the current base line/starting point for Middle school Zoning. We will be asked to make recommendations to the 141 & 151 Lots, the Middle School, auditorium, gym, and rink, but comments to the zone itself are welcome.

Chris Boyce asks, if this is a formal process that we are now waiting for whether we recommend or not?

Chair Carroll answers yes, and a subcommittee of the Town Council is working through a series of recommendations now. When they have completed their work, they will offer their recommendations to the Planning Board. We will use our judgment to accept, reject, modify or expand the recommendations. B. Carroll understands that the Planning Board cannot make any recommendations until we hear from the subcommittee. B. Carroll believes the recommendations will include thoughts on setbacks, heights and parking. Chair Carroll believes the subcommittee's recommendation will at a high level and further detail will be required from this Board. Chair Carroll added that the subcommittee does not have the power to change any rules, the recommendations made by the Planning Board will be sent to the Town Council for final vote.

It is eminent, probably close to a month away from being recommended to the Planning Board.

Chris replies that a lot has been touched on for this recommendation and feels need to start proposing agenda items that are brought to our attention at our meetings to pass on to the Town Council. We should not shy away from setbacks and adjacent border line parcels; we can see sooner economic growth.

Discussion continues the recommendations that will be discussed on this CB District Zoning map.

PUBLIC COMMENT

Rob DeMarco discusses that the Town Council voted not to include the Middle School in the Center Business District, he remembers Chair Carroll asking that the Middle School be taken care of sooner than later. Mr. DeMarco asks Planning Board that if they have anything concrete please share with him as he will bring to the attention of the Town Council.

Discussion continues with Planning Board:

Chris Boyce agrees that they have studied the Middle school several times and wants community involvement, but he does not believe it precludes the Planning Board from reviewing this zoning. Planning must be ahead of this growth or we will not see development. We know what needs to be done and we should begin our efforts sooner than later.

Honor Merceret believes that once Town Council sends then they can get more community input. Existing zoning can be discussed anytime.

Gina DiMento agrees that this must be discussed, and Planning Board was not able to do and very frustrating that a conversation could not be done. Likes the idea of being proactive with this zoning. Today does not seem appropriate, we should come away from this meeting and review individually and be prepared when the Town Council does request a recommendation.

Chair Carroll discusses VHB who has been helping the town council subcommittee with the Middle School zoning. They have done a lot of the legal work which will help with any zoning. Now we know how to compare to other cities and what can be done, especially legally.

Julia discusses the Planning Dept. that should be happening in January and work with this department in helping with opportunities strengthen the board. Chair Carroll hopes for some input on the new Planner as they will be working close to the Planning Board.

The Ordinance review committee is meeting and has asked all Town Boards and Committees for input. Chair Carroll is also on the Ordinance Review Committee and will also keep all apprised.

Motion to adjourn Chris Boyce at 8:49 pm
2nd by Gina DiMento
Passed Unanimously