



TOWN OF WINTHROP
BOARD OF APPEALS
100 Kennedy Drive, Winthrop, Massachusetts 02152-3096
Telephone: (617) 846-1740 Fax: (617) 539-0812
Sharon Sicurella, Clerk

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TOWN CLERK
WINTHROP, MASS.

NOTICE OF BOARD OF APPEALS PUBLIC HEARING

When: October 28, 2021 07:00 PM Eastern Time (US and Canada)

Please type the link below to join the webinar:

<https://us02web.zoom.us/j/89673321626>

Or Telephone:

Dial US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
Webinar ID: 896 7332 1626

Item No	Appl #	Applicant	Address	Appeal	Voting
1.	Chairman opens hearing				
2	016B-2021	Michelle Harkins	23B Almont	Variance Chapter 17.36.40 swimming pool, deck, and steps as per plans.	Continued from 8/26/21
3	021-2021	10,12,16 Revere Street Realty Trust	12-16 Revere Street	Mixed use not allowed in BA district. Building 15 residential units Variances needed 17.060.030, 17.20.060 and 17.060.030	Continued from 8/26/21
4	027-2021	Daniel Vannoni, Michael & Elizabeth Gahan	125 Pleasant St.	Converting a 2-family structure to a 3-unit residential building 17.12.130, 12.52.030 and 17.20.060	
5	028-2021	Joel Rubiera	17 Seaview Ave	Convert building into a two and a half story-two-unit side by side townhouse 17.28.030, 17.12.130 and 17.20.060	
6	029-2021	Stetson Realty	19 Neptune Ave	Convert single to a two-family home with 4 parking spots.17.28.030	
7	034-2019	Leo Schiavuzzo	283 Shirley St	Review pursuant to Condition #2	Continued from 07/21/20
8	Approval of meeting mins				
9	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.



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BOARD OF APPEAL EXECUTIVE SESSION

October 28, 2021 PROCEEDING OPEN SESSION MEETING

Board of Appeals to enter into 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.

CHAIR REQUESTS MOTION TO ENTER INTO EXECUTIVE SESSION under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation known as 411 Shirley, LLC et al. v. KBM Capital, LLC et al., Suffolk Superior Court, Civil Action No. 1984 CV 02081, because I declare that discussing the matter in open session may have a detrimental effect on the litigating position of the Board and with the Board to not to return to open session.

MOTION BY:

2ND BY:

ROLL CALL VOTE

MOTION TO ADJOURN FROM EXECUTIVE SESSION

ROLL CALL

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TOWN CLERK
WINTHROP, MASS.

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.

Here is the procedure and suggested motion for the executive session. Presuming this will be the last item that evening, I have indicated the Board will not return to open session:

Chair: "I will entertain a motion to go into executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation known as 411 Shirley, LLC et al. v. KBM Capital, LLC et al., Suffolk Superior Court, Civil Action No. 1984 CV 02081, because I declare that discussing the matter in open session may have a detrimental effect on the litigating position of the Board and with the Board to **not return to open session.**"

Member: Either "so moved" or "I move that the Board go into executive session under G.L. c.30A, §21(a)(3) to discuss strategy with respect to litigation known as 411 Shirley, LLC et al. v. KBM Capital, LLC et al., Suffolk Superior Court, Civil Action No. 1984 CV 02081, because the Chair has declared that discussing the matter in open session may have a detrimental effect on the litigating position of the Board and with the Board to **not return to open session.**"

Motion/Second.
Roll call vote.