

**Planning Board Meeting
August 15, 2022
Minutes**

Roll Call

Robert Carroll, Chair	Present
Honor Merceret	Not Present
Gina DiMento, Esq.	Present
Julia Wallerice	Not Present
Chris Boyce	Present
Kimberly Hirsch	Present (Remote)
Sarah Jane Fourness	Present
Alyssa Gamble	Present
Steve Koutalakis	Not present

Meeting called to order at 7:15 by Robert Carroll followed by roll call.

Application for 5 Fremont Street, Winthrop

Presented by: Attorney Jim Cipoletta, Chris Young, Chris Barrette, David Barsky

The applicant presented the project information and response to the Planning Board's previous comments and concerns made at the June 2022 meeting:

Review of public site plan for 5 Fremont Street. Applied Planning Board comments from previous meeting. Building will have 20 unites; 4 studio units, 8 one-bedroom units, 8 two-bedroom units. The development has been cut from 30 units in the original application, to 20 units. Structure is oriented around the existing office building with sunken parking lot. The structure will be 4 stories tall at the street side of building, and 5 stories at the back of the building, and will be a 'stepped' building design. Commercial will be on the first floor with less than 75% of residential on first floor.

Currently the ground floor level is already built. The second level and remainder of structure will be cut back from the property line and terraced back from ground floor. Original 2006 zoning map was used originally. The applicant acknowledged that the zoning map has since changed since then.

The Planning Board noted that any relief granted will be limited. Any relief will be based upon existing zoning.

The applicant has stated that they will make any changes and do whatever is needed to continue and finish the project. The applicant is aware that some relief will be needed.

The Planning Board has requested that the applicant provide a list of relief that the project is seeking.

The Planning Board requested a detailed clarification regarding parking. Currently some parking allocated towards the new building may be in the abutting parking lot, which belongs to Nick's Restaurant. A legal opinion will be required to determine if shared parking will qualify for parking requirements. There will also need to be confirmation if Nick's Restaurant parking is up to zoning code requirements. The Planning Board requested an updated site survey to ensure parking compliance.

The Planning Board also requested site elevations, all heights, and lot coverage percentage.

Public Comment:

Pam Hinckley, 15 Fremont Street

Does not want to see the building built or relief granted. Concerned about setbacks of building and height of building.

Amy Carter, 15 Fremont Street

Does not want to see any relief granted and does not understand why any relief would be allowed.

Billy Brian, 19 Fremont Street

This is the first-time hearing about the building being cut back from the property line by 10 feet.

Sean Driscoll, Precinct 5

Feels that Chris is a reasonable person and is in support of the developer. Feels that the developer will do the right thing by the property. He is a resident and takes pride in his projects.

The Planning Board chair noted that additional public comment will be allowed at the next hearing.

The Planning Board requested a landscaping plan, lighting plan, drainage plan, and a civil plan, tabulation of each unit square footage.

A motion to continue the hearing was made by Christ Boyce. Seconded by Gina DiMento.

The meeting adjourned at 9:02.