



TOWN OF WINTHROP / BOARD OF APPEALS  
100 Kennedy Drive, Winthrop, Massachusetts 02152-3096  
Telephone: (617) 846-1852 X1202 Diane Grant, Clerk

**NOTICE OF BOARD OF APPEALS PUBLIC HEARING**

Topic: Board of Appeals

Time: September 29, 2022, 06:30 PM Eastern Time (US and Canada)  
Harvey Hearing Room, Town Hall

RECEIVED

2022 SEP 26 P 2:09

TOWN CLERK  
WINTHROP, MASS.

| Item No | Appl #       | Applicant            | Address                        | Appeal                                                                                                                                                                                                             | Voting                      |
|---------|--------------|----------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 1.      | Open remarks |                      |                                |                                                                                                                                                                                                                    |                             |
| 2.      | 010-2022     | Reginald Piccinato   | 153 Court Rd                   | Paved driveway                                                                                                                                                                                                     | Still waiting for paperwork |
| 3.      | 020-2022     | John Cano            | 91 Herman St                   | driveway                                                                                                                                                                                                           |                             |
| 4.      | 022-2022     | Shirley Realty Trust | 203 Shirley aka 91 Veterans rd | 21 Unit bldg.                                                                                                                                                                                                      | Cont from August            |
| 5.      | 025-2022     | Eric Jorgensen       | 73 Bartlett Rd                 | Continued from August.                                                                                                                                                                                             |                             |
| 6.      | 029-2022     | Jonathan Rivera      | 482 Winthrop St.               | The applicant seeks a permit to convert the current preexisting 3 family residential to 6 family residential structure.                                                                                            |                             |
| 7.      | 031-2022     | Rabbani              | 136 Pauline                    | The applicant seeks a permit to locate and construct a paved driveway and curb cut in the front yard of the above referenced property                                                                              |                             |
| 8.      | 030-2022     | Young                | 5 Fremont St                   | The project is for the development of the vacant portion of the lot adjacent to the existing commercial building. The project plans set out the creation of 24 residential units. The following variance relief is | Postponed until 10.27       |

|     |          |                |                  |                                                                                                                                                                                                                                         |  |
|-----|----------|----------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|     |          |                |                  | requested pursuant to Section 17.16.030                                                                                                                                                                                                 |  |
| 9.  | 032-2022 | Croft          | 98 Upland Rd     | Postponed until 10/27                                                                                                                                                                                                                   |  |
| 10. | 033-2022 | Bertino        | 108 Waldemar Ave | Postponed until 10/27                                                                                                                                                                                                                   |  |
| 11. | 034-2022 | JB Capital LLC | 130—140 Shirley  | Proposal would involve the consolidation of two parcels of land to contain 7,229 square feet and to erect a 3-story building containing a total of 10 residential units with 14 parking spaces located at grade. Remand Public Hearing. |  |
| 12. | 018-2022 | Ngyuen         | 150 Grandview    | BNB approval                                                                                                                                                                                                                            |  |
| 13. |          | Dao            | 1077 Shirley St  | BNB Approval                                                                                                                                                                                                                            |  |

**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.**



TOWN OF WINTHROP / BOARD OF APPEALS  
100 Kennedy Drive, Winthrop, Massachusetts 02152-3096  
Telephone: (617) 846-1852 X1202 Diane Grant, Clerk

**NOTICE OF BOARD OF APPEALS EXECUTIVE HEARING**

Time: September 29, 2022 05:30 PM  
Harvey Hearing Room, Town Hall (Private meeting, no public allowed)

| Item No | Appl #                                                                                      | Applicant                                                                                                                                                                                                                                                                                                                             | Address                                              | Appeal | Voting |
|---------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------|--------|
| 1.      | Open remarks                                                                                |                                                                                                                                                                                                                                                                                                                                       |                                                      |        |        |
| 2.      | <b><u>Anzuoni v. Baird et al.</u></b> Massachusetts Land Court, CA No. 22 Misc. 000085 (MDV | Executive Session pursuant G.L. c. 30A, Section 21(a)(3) to discuss strategy relating to litigation known as <u>Anzuoni v. Baird et al.</u> , Massachusetts Land Court C.A. No. 22 Misc. 000085 (MDV) if the Chair declares that discussion in an open meeting may have a detrimental effect on the litigating position of the Board. | Executive Session at 5:30 before the meeting at 6:30 |        |        |

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