

**Planning Board Meeting
October 17, 2022
Minutes**

Roll Call

Chris Boyce, Acting Chair	Present
Honor Merceret	Not Present
Gina DiMento, Esq.	Present
Julia Wallerice	Present
Kimberly Hirsch	Not Present
Sarah Jane Fourness	Present
Alyssa Gamble	Present

Meeting called to order at 7:07 by Chris Boyce followed by roll call.

Gina DiMento made a motion to have Chris Boyce serve as acting chair until further notice. The motion was seconded by Alyssa Gamble. All Board members voted in favor.

Continuation of application for 5 Fremont Street, Winthrop

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

Continuation of hearing from September meeting.

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

The 3rd story of the building will not have any set back at the front of the building. The 3rd level and highest point of the building has been pushed towards Pauline Street. The fourth floor of the building has been eliminated and will not be constructed. The 1st floor of the building meets all required zoning setbacks.

There are 21 parking spaces. Some spaces are shared with the abutting Nick's Restaurant.

Architectural embellishments have been added to the exterior of the building to improve aesthetic appeal.

The steel beam that abuts 15 Fremont have been set back 10 feet. Cross beams will be installed along the existing support beams.

Arborvitaes will be planted between 15 Fremont and 5 Fremont to act as a natural screen.

There will be no building entrance on Pauline Street. When building new construction, developer can determine which side of a structure will be considered front/side/etc. Fremont Street is considered the front of the development.

Sarah Jane Fourness asked if the application will also go before the Board of Appeals. The developer confirmed that the development will go to the Board of Appeals.

Public Comment:

Jacqueline Doherty – Legal Counsel for 15 Fremont Street. Abutter appreciates the reduction of mass of the building. Concerned that the first floor of the building is not the actual first floor, but rather the basement. If the building met set back requirements, the building would be significantly smaller. Setbacks help control the mass of buildings. Relief cannot be granted if it creates a hardship. Does not feel that Zoning Code footnote, 12 and 14 are being met and that if relief is sought it will be prohibited by State Law.

Jim Cipoletta – Legal Counsel for 5 Fremont Street. Stated that the Planning Board is not granting relief, only that the project does not comply.

Rick Salvo – Engineer for 5 Fremont Street. Building is 10 feet from property line at 15 Fremont.

Amy Cartel – Resident. Is this development setting a bad precedence for future development.

Closed Public Comment

The new building will have two commercial spaces in the building, and the existing building will remain as office space. The building will be fully enclosed and there will be no pedestrian cut through from Fremont Street to Nick's Restaurant parking lot.

Percentage of commercial vs. residential: 11% will be commercial and 89% will be residential. All units will be market rate.

The planning board requested additional data from the 5 Fremont Street development team:

GLA of the second level and 3rd level of the building.

A shadow study.

More information on roof utilities and compressors, and layout of what will be on the roof.

Gina DiMento made a motion to continue the hearing until the requested information is provided. Sarah Jane Fourness seconded the motion. All board members voted in favor.

Motion to adjourn the meeting at 8:42 made by Alyssa Gamble. Motion was seconded by Gina DiMento. All board members voted in favor.

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

The meeting adjourned at 9:02.