

**Planning Board Meeting
November 14, 2022
Minutes**

Roll Call

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

Meeting called to order at 7:09 by Chris Boyce followed by roll call.

Gina DiMento nominated Chris Boyce to serve as the Planning Board Chair. The motion was seconded by Julia Wallerice. All present 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 October 17, 2022, meeting.

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

Updated drawings were submitted. The total number of housing units has been reduced to 22 units. Fencing, for the purpose of shielding will be installed between 5 Fremont Street and the 15 Fremont Street abutter. A shadow study was also provided.

Three variances were requested:

1. Variance from the Table of Dimensional Regulations, Section 17.16.030, Minimum Side Yard Setback (RT) or (North) Side of building. Minimum Setbacks is 10'. Existing and Proposed Setback is 0'. North side of building abuts the public way.
2. Variance from the Table of Dimensional Regulations, Section 17.16.030, Minimum Rear Yard Setback. Required Rear Setback is 15'. Existing Rear Setback is 4.1'. Proposed Rear Setback is 5'. Rear of building abuts the parking lot of an adjoining business.
3. Variance from the Table of Dimensional Regulations, Section 17.16.030, Maximum Stories. Maximum Stories applicable to the Project is 2.5. The Project Plans propose a structure of 3 Stories/35' in height. A variance for .5 stories is required. The height of the proposed structure is 35' which is compliant with the mandates of the aforementioned section.

The architect for the project presented the updated drawings. The new building design allows for arborvitaes to be installed as a buffer between 15 Fremont Street and 5 Fremont Street.

Public Comment:

Amy Carter – 15 Fremont, requested an additional review of the shadow study. Inquired about a warranty on the arborvitae.

Pam Hinckley – Inquired on the shadow study.

Closed Public Comment at 7:36

The elevator shaft will extend a half story above the roof. Mechanical units located on roof.

7 parking spaces are located under the building. The rest are within the parking easement established with Nick's Place Restaurant.

The new revised plans feature sixteen studio/1-bedroom, three 2-bedrooms, and one 3-bedroom. There will be two commercial spaces on the ground level as well as a leasing office.

A motion was made by Chris Boyce for Planning Board Site Plan approval inclusive of the three variance requests with the following special conditions:

1. There will be no exterior balconies or activations / uses abutting 15 Fremont Street.
2. The developer for 5 Fremont Street will allow the homeowner of 15 Fremont Street to select the fence that will be installed to separate the two abutting properties.
3. The developer of 5 Fremont Street will install arborvitae along the property line between 5 Fremont Street and 15 Fremont Street. The arborvitae will be under a 3-year warranty and will be replaced should they die within 3 years of installation.
4. The building structural elements above grade between the properties at 5 Fremont Street and 15 Fremont Street will be cut back by 11/14/2023.

Motion was seconded by Gina DiMento, Esq.

Members voted unanimously: Alyssa Gamble, Sarah Jane Fourness, Kimberly Hirsch

Motion to close the hearing on 5 Fremont Street made by Chris Boyce.

Motion to adjourn the meeting at 8:04 made by Gina DiMento. The motion was seconded by Chris Boyce. All board members voted in favor.

The meeting adjourned at 8:04.