

**Winthrop Board of Appeals
January 26, 2023
Meeting Minutes
Via Zoom**

Board members in attendance: Darren Baird, Thomas Chiudina, Jason Wright, John Young, Irene Dwyer

Town Staff members in attendance: Rachel Kelly

Board members Absent: Jaime Stern

Meeting called to order at 7:10 followed by roll call.

92 Shirley Street (041-2022)

Public comment was opened by Board Chair.

Abutter concerned with future use of garage. Does not want to see the garage used for commercial purposes, only the storage of personal vehicles.

No other public comment.

A motion to close public comment was made by Jason Wright. Seconded by John Young. All Board members voted in favor.

A motion was made by Thomas Chiudina to grant a special permit at the location of 92 Shirley Street. The motion was seconded by John Young. All Board members voted in favor.

The hearing was closed.

91 Veterans Road (038-2022)

Applicant presented project plans. At the previous hearing the Board requested additional information on project landscaping, which the applicant reviewed. Exterior materials of the structure were also updated. The structure will have solar panels on the roof. Structure is considered a pre-existing, non-conformity; location is zoned Residential B.

Public comment was opened by Board Chair. No public comment was offered.

A motion was made to close public comment by Jason Wright. The motion was seconded by Thomas Chiudina. All Board members voted in favor.

A motion was made to grant relief request in the form of a variance for increase in density, relief from front and side set back, parking relief was made by Thomas Chiudina.

The motion was seconded by Jason Wright.

All Board members voted in favor.

The hearing was closed.

180 Winthrop Street (001-2023)

Denial letter received for property for right yard setback. An exterior staircase will be installed to provide access to the second floor. Project is a pre-existing non-conformity.

Public comment opened by the Board Chair.

Mike Dyer, abutter. Inquired if the footprint of the structure was going to change or be expanded. The applicant confirmed that the footprint would not change or be expanded.

No other public comment.

A motion was made by John Young to close public comment. The motion was seconded by Irene Dwyer. All members voted in favor.

A motion to grant relief was made by Irene Dwyer. The motion was seconded by John Young. All members voted in favor.

The hearing was closed.

52 Waldemar Avenue (002-2023)

The application was to construct a 2-sided dormer on an existing 2 ½ Family house and increase the height of the house. Use after construction will continue to be a two-family home.

Public comment was opened by the Board Chair.

No public comment was provided.

A motion was made to close public comment by Jason Wright. The motion was seconded by Thomas Chiudina. All members voted in favor.

The Board was concerned with the aesthetics of the upper story addition. The Board requested that the applicant provide proof that the home was a two-family house.

A motion to continue the hearing until March 2nd, 2023 was made by Jason Wright. The motion was seconded by Thomas Chiudina. All members voted in favor.

79-81 Pleasant Street (003-2023)

The project consisted of adding 1 bedroom of transient lodging.

The Board noted that the submitted application was missing materials and information. As builds were not included within the package.

The Board Chair opened public comment.

Karen Bergan asked if this would be an Airbnb or a Bed and Breakfast.

Joe Aiello noted that the submitted application was inadequate and missing materials.

A motion to close the public comment was made by Jason Wright. The motion was seconded by Irene Dwyer.

All members voted in favor.

A site visit will be conducted by the Board. The site walk will be on March 2nd, 2023, at 5:30 pm.

A motion to continue the hearing until March 2nd, 2023, was made by Jason Wright. The motion was seconded by Irene Dwyer. All members voted in favor.

38 Pleasant Park Road (003-2023)

The applicant is seeking a variance of side yard infringement. A bathroom will be added to the back of the home. Stairs extending off the addition will be added.

The Board Chair opened public comment.

No public comment was provided.

A motion to grant relief was made by Thomas Chiudina. The motion was seconded by John Young. All members voted in favor.

The hearing was closed.

32 Siren Street (045-2022)

The application was to construct a new 2 ½ story structure/house on a currently unbuilt lot. The lot is 4,156 square feet and was subdivided before 1955.

The Board Chair opened public comment.

Sean Donahue, legal representative for abutter.

Jim Pallino, 21 Siren Street. Noted that other houses in the area are built on similar sized lots.

Jessica Murphy, 27 Siren Street. Concerned about parking, parking is currently hard to find during certain times of day. Opposed to the project being built.

Diane Romano, 30 Siren Street. Also confirmed that parking is difficult to find on Siren Street.

A motion to close public comment was made by Thomas Chiudina. The motion was seconded by Irene Dwyer. All members voted in favor.

Board members noted that a variance can not be granted for a non-conforming lot. Plans submitted within the application were also not sufficient.

A motion to continue the hearing until the March 2nd, 2023 meeting was made by Irene Dwyer. The motion was seconded by Thomas Chiudina. All members voted in favor.

A motion to adjourn the meeting was made by Irene Dwyer at 9:23pm. The motion was seconded by Jason Wright. All members voted in favor.

Meeting adjourned at 9:23.