

**Winthrop Board of Appeals
February 23, 2023
6:30 pm
Meeting Minutes
Winthrop Town Hall, Harvey Room**

Board members in attendance: Thomas Chiudina, Jason Wright, John Young, Jaime Stern, Irene Dwyer

Town Staff members in attendance: Rachel Kelly

Board members Absent: Darren Baird, Chair

Tom Chiudina opened the meeting at Acting Chair. Meeting called to order at 6:32 followed by roll call.

62 Sargent Street (042-2022)

This project was continued from the January 12, 2023. The project was to construct a second story addition to an existing single family home. The front, side set back of yard will not change. The left side yard is the existing non-conformity. The left side-yard is the non-conformity.

Removal of asbestos will need to be completed.

The chair opened the meeting for public comment. There was no public comment provided.

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

The application is for the extension of an existing non-conforming structure. The home will remain a single-family home. There is no additional relief needed.

Motion to approve zoning relief for the structure was made by Jason Wright. The motion was seconded by Irene Dwyer. All members voted in favor. The hearing was closed.

815 Shirley Street (005-2023)

The current home on the property is pre-existing non-conforming structure. The home has a 3rd apartment unit, identified during the sale of the home to the current applicant. The home was purchased in 2021.

The applicant is looking for a variance for 6 parking spaces for the property.

Public Comment:

Bob Strand, 811 Shirley Street; stated that there was no parking on the applicant's property. The driveway is not a driveway but rather a passageway. There was a kitchen on the 3rd floor of the existing house.

A motion was made to close public comment by Irene Dwyer. The motion was seconded by John Young.

The applicant was asking that the house remain as a 3-family. Currently a deck for each level of the home exists. Drawings for a stairwell between the second and 3rd floor of the home are being drafted.

The Board requested more information on the stairwell, Conservation permitting, and schematic drawings. It was noted that a variance will be needed for use and parking spaces.

A motion to continue the hearing until the March 30th meeting was made by Irene Dwyer. The motion was seconded by John Young. All members voted in favor.

35 Lincoln Street (006-2023)

A variance was requested for a pre-existing non-conforming property. The applicant was removing two existing bedrooms and inserting a kitchen. There will be no changes in the footprint of the existing house except for the addition of a back deck.

Public comment period was opened by the Chair. There was no public comment.

Irene Dwyer made a motion to close the public comment. The motion was seconded by Jaime Stern. All members voted in favor.

Currently there is an easement between 35 Lincoln Street and the abutter for a shared driveway. The applicant is proposing six off street parking spaced behind the existing house. It was stated that while relief is not currently needed for parking, the Board would like to see the parking plan developed further.

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

118 Sunnyside Avenue (007-2023)

The applicant would like to convert the existing non-conforming structure from a 1-family to a 2-family structure. The structure is non-conforming on all sides of the property. The rear and side yard need relief. There would be no height relief needed.

Public Comment period was opened.

Dan Honan, 32 Frances Street; concerned about flooding with loss of pervious surface and that it will impact his abutting property, especially due to the pitch of the yard.

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

The Board noted that this project would need to put in an application with the Winthrop Conservation Commission.

A motion to continue the hearing until the March 30th meeting was made by Jason Wright. The motion was seconded by Irene Dwyer.

77 Harborview Avenue (036-2022)

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

Adjourn

A motion to adjourn the meeting was made by Jason Wright at 8:41 pm. The motion was seconded by Tom Chiudina. All members voted in favor.