



Town of Winthrop Planning Board

MINUTES
MONDAY MARCH 20, 2023
7:00 PM
Via ZOOM

Roll Call:

Chris Boyce-Chair	Present
Gina DiMento, Esq.	Present
Honor Merceret	Present
Julia Wallerice	Present
Kimberly Hirsh	Absent
Sarah Jane Fourness	Present
Alyssa Gamble	Present

Others in attendance: Zoe Mueller, Utile; Rahi Patel, Utile; Rachel Kelly, staff

The meeting was called to order at 7:00pm by Chris Boyce, followed by roll call.

1. MBTA Communities

Utile Design attended the meeting to provide an informational presentation on the 3A/MBTA Communities multi-family zoning update. Utile reviewed all basic information, rules, background, and goals of 3A/MBTA Communities, including density and district size requirements. During the presentation the Board and Utile were able to discuss questions and comments.

Utile provided mapping showing potential future districts that could meet 3A compliance requirements. It was noted that the MBTA bus routes may change soon and that flood zones should be taken into consideration.

Next steps will be for Utile to incorporate the Board comments on the maps and districts into revised maps.

A page will be posted to the Town of Winthrop website with the MBTA Communities State website.

Utile will attend the April meeting.

2. Meeting Minutes

A motion was made by Alyssa Gamble to accept the October 17, 2022, minutes. The motion was seconded by Chris Boyce. Honor Merceret abstained. All other members voted in favor.

3. Adjournment

A motion was made by Julia Wallerice to adjourn the meeting at 8:50. The motion was seconded by Alyssa Gamble. All members voted in favor.