

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

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

Town Staff members in attendance: Rachel Kelly

Board members Absent: Jaime Stern

Tom Chiudina opened the meeting at Acting Chair. Meeting called to order at 6:37 followed by roll call.

118 Sunnyside Avenue (007-2023)

Continuation from March 2, 2023, meeting. Presented by 2020 Rodrigues Family Trust. The existing structure will be converted from a 1-family into a 2-family. The house footprint has been reduced to comply with the setback. A Notice of Intent for the project has been filed with the Winthrop Conservation Commission. The only alterations of the project since the March 2 meeting was the footprint of the structure was made smaller. The foundation of the structure will have flow-through vents to meet flood zone requirements.

The meeting was opened for public comment.

Robert Honan, 32 Frances Street – Concerned that the home is within a flood zone and concerned of where stormwater runoff will drain to.

Tom Honan, 49 Pico Avenue – questioned how much the footprint of the building has shrunk. Wanted to see more photos of the final structure. Questioned how close the new structure would be to the sidewalk.

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

Member Chiudina felt that the application with supplied information was complete and contained all required information to issue a decision.

Relief will be needed for the frontage, left and right-side yards. Not granting relief would be detrimental to the project.

Decision will include a special permit to change the structure from a 1-family to a 2-family structure. A variance will be granted for frontage and side-yard relief. Structure to be built as shown on plans.

Motion to grant a variance made by Jason Wright. The motion was seconded by Irene Dwyer. All members voted in favor. The hearing was closed.

52 Waldemar Avenue (002-2023)

A motion to continue the hearing until April 13, 2023, was made by Jason Wright. The motion was seconded by John Young. All members voted in favor.

79-81 Pleasant Street (003-2023)

A motion was made to continue the hearing until April 13, 2023, was made by Jason Wright. The motion was seconded by Irene Dwyer. All members voted in favor.

815 Shirley Street (005-2023)

A motion to continue the hearing until April 13, 2023, was made by Irene Dwyer. The motion was seconded by John Young. All members voted in favor.

312 Shirley Street (009-2023)

A motion was made to continue the hearing until April 27, 2023, meeting by Irene Dwyer. The motion was seconded by John Young. All members voted in favor.

426 Main Street (008-2023)

The homeowner presented the application to the Board. The applicant filed to construct an additional apartment into an existing 1-family home. The existing footprint of the building has not changed.

After reviewing the application, the Board requested that more information on parking with driveway dimensions, property line, and slope be provided.

A motion to continue the hearing until April 13, 2023, meeting was made by Irene Dwyer. The motion was seconded by John Young. All members voted in favor.

24 South Main Street (010-2023)

The application was presented to the Board to build an addition onto the existing 1-family home to create an apartment and convert the home into a 2-family.

The hearing was open for public comment.

Robyn Lloyd, 28 South Main Street – Worried about her property value. Worried about run-off from new addition, size of new structure, and aesthetics.

Nancy St. George, 20 South Main Street – concerned with parking for future tenants.

A motion to close the public comment period was made by Jason Wright. The motion was seconded by Tom Chiudina.

After reviewing the application, the Board requested drawings with exact property lines, a parking plan, and a corrected denial letter from the Building Department.

A motion to continue the hearing until April 27, 2023, was made by Tom Chiudina. The motion was seconded by Jason Wright. All members voted in favor.

Minutes

A motion to accept the minutes was made by Irene Dwyer. The motion was seconded by Jason Wright. Darren Baird abstained. All remaining members voted in favor.

Meeting Schedule

There were errors on the list of 2023 hearing dates. The June meeting was updated to June 22. The August meeting was updated to August 24.

A motion to accept the updated 2023 hearing dates was made by Jason Wright. The motion was seconded by Irene Dwyer. All members voted in favor.

Adjourn

A motion to adjourn the meeting was made by Irene Dwyer at 8:18 pm. The motion was seconded by Jason Wright. All members voted in favor.