

**Planning Board Meeting
April 24, 2023
Gathering Room 2
Winthrop Town Hall**

Roll Call

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

Others in Attendance: Utile Designs: Matthew Littell, Rahi Patel, Zoe Mueller

MBTA Communities/3A Zoning Requirements

The meeting was called to order by Chair Boyce at 7:08.

Utile Designs attended the meeting to review potential MBTA districts and density and unit calculations relating to the new MBTA/3A zoning requirements. Utile Provided maps and charts to analyze future MBTA districts. The meeting consisted of review of data and districts and discussion of concerns and questions.

Concerns the Planning Board discussed with Utile included:

- Avoiding central areas of the Center Business District (CBD) to prevent 1st floor commercial from being limited.
- Ensuring adequate parking will be addressed within each new district.
- Necessary height increases should be offset by tiers/stepping of building roof line.
- In flood plain areas potentially allow for increased height to address flood resilience construction

At the next meeting, discussion topics will include more focused areas for zoning districts, developing tiers/categories, maximum lot size, areas of Shirley Street to include or remove, a modified district are Main Street/Revere Street.

A motion to adjourn was made by Kimberly Hirsh at 8:48pm. The motion was seconded by Honor Merceret. All members voted in favor.