



Town of Winthrop Planning Board

MINUTES
MONDAY MAY 15, 2023
7:00 PM
Via ZOOM

Roll Call:

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

Others in attendance: Zoe Mueller, Utile; Rahi Patel, Utile; Will Cohen, Utile; Christopher Kuschel, MAPC; Rachel Kelly, staff

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

1. Zoning Diagnostic

The zoning diagnostic, created by MAPC via grant funding, was completed by MAPC. Christopher Kuschel from MAPC attended the meeting and presented the final deliverable. The final deliverable included a full zoning analysis, identification of issues with process, goals, and areas for update.

A motion was made by Julia Wallerice to continue the discussion of the Zoning Diagnostic to the June meeting. The motion was seconded by Alyssa Gamble. All members voted in favor.

2. MBTA Communities

Utile Design attended the meeting to provide a presentation on the 3A/MBTA Communities multi-family zoning update. The presentation included comments and updates that came up at previous Planning Board meetings. Utile provided a refresher on 3A compliance and districts. Utile also provided an overview of the updated maps with districts located at Shirley Street, Winthrop Center, and Main/Revere Street.

The Board wanted to prioritize areas around the public bus route, the center business district, and areas heading towards the Train as 3A districts. Economic development is a priority for increasing density in commercial areas. The Board also felt having multiple 3A districts does not make one area of town a 'hot spot' for new development.

Next steps: Utile will attend the June meeting and provide updates to include comments and changes from this meeting. The Main Street district will be modified and continue further down Main Street towards the Train. Utile will also review the next steps for meeting compliance for 3A.

Utile will attend the June meeting.

3. Meeting Minutes

A motion was made by Alyssa Gamble to accept the April 24, 2023, minutes. The motion was seconded by Julia Wallerice. All other members voted in favor.

4. Adjournment

A motion was made by Julia Wallerice to adjourn the meeting at 8:56. The motion was seconded by Sarah Jane Fourness. All members voted in favor.