

Winthrop Board of Appeals
May 25, 2023
6:30 pm
Meeting Minutes
Winthrop Town Hall, Harvey Room

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

Town Staff members in attendance: Rachel Kelly

Board Members absent: Jaime Stern

The meeting was called to order at 6:35 pm followed by roll call.

32 Siren Street (045-2022)

A motion was made by Irene Dwyer to continue the hearing until June 22, 2023, and seconded by Tom Chiudina. All members voted in favor.

815 Shirley Street (005-2023)

A motion was made by Irene Dwyer to continue the hearing until June 22, 2023, and seconded by John Young. All members voted in favor.

108 Tafts Avenue (011-2023)

An updated denial letter was submitted for the application as requested by the Board. Parking relief was no longer required for the decision. Variance needed for expansion of the attic to a 3rd floor.

A motion was made in favor of granting relief for the right side and relief for the number of stories. Due to the nature of the lot and the flood plain. Granting relief does not take away from zoning and character of the neighborhood. Decision should reflect that height variance is necessary because of existing lot elevation.

The motion to grant relief was made by Tom Chiudina. The motion was seconded by Irene Dwyer. All members voted in favor. The hearing was closed.

69 Lincoln Street (012-2023)

The application was for a variance to enclose the area under the existing deck to extend their sitting area within the house. This would be an extension of a pre-existing condition. The existing house will remain a single-family structure. A variance will be needed for side yard encroachment. The existing structure is already within the side yard setback.

A motion was made by the Chair to open public comment.

Karen Chavez, 63 Lincoln Street; in favor of the project. No impact to their abutting property.

No other public comment.

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

The variance will allow for encroachment in the side yard. Work must be done according to plans.

A motion to grant a variance in accordance with the plans was made by John Young. The motion was seconded by Irene Dwyer. All members voted in favor. The hearing was closed.

89 Cliff Avenue (015-2023)

The application was presented by the homeowner, for a curb cut and lateral driveway extension within the front yard. Currently driveway is about 14-feet wide with a 9 foot wide curb cut. By making the driveway wider the resident will be able to enter/exit the driveway easier and safer. Creating a wider curb cut would not reduce the number of vehicles that can park on that stretch of street.

The Chair opened the meeting up to public comment. There was no public comment.

A motion to close public comment was made by Jason Wright. The motion was seconded by Tom Chiudina. All members voted in favor.

The Board noted that front yard parking is not typically permitted, however it was noted that many older driveways do not accommodate modern sized vehicles.

The Board determined that not granting the variance would be detrimental to the applicant.

A motion was made to grant a variance in accordance with the plans, by Jason Wright. The motion was seconded by Tom Chiudina. All members voted in favor. The hearing was closed.

40 Willow Avenue (016-2023)

The application is for a two-family structure, to be converted to a three-family structure. The structure needs complete renovation to make it habitable and safe. The footprint of the structure will not change with renovations. There will be one living unit per story with 6 parking spaces at the back of the lot. There will be vegetated screening around the parking lot.

The Chair opened the hearing for public comment.

Karen Cariockis, 41 Willow Avenue, concerned about the large decks ,looking into their house and bedrooms. Also concerned with a 3-family being in a neighborhood of just single-family homes.

Joe Delory, 30 Willow Avenue. Supports what the resident from 41 Willow Avenue stated. Concerned about open space, integrity of new house, and density.

Thomas Cooksen, 307 Bowdin, inquired how far away from the new house? Concerned about balconies overlooking his yard.

Steven and Brenda Faulk, Willow Avenue, Concerned with traffic on the road with three new units. Inquired if the units were owned or rented.

A motion to close public comment was made by Tom Chiudina. The motion was seconded by John Young. All members voted in favor.

The Board discussed putting an open space requirement. It was noted that the home had been vacant for about 6 years. The 3 units would be ownership properties.

A five-minute recess was held to give the applicant time to converse with their legal counsel. Hardship includes the shape and width of the lot and its size. However, it was noted that uniqueness of a lot does not create a hardship.

The hearing was continued until the June 22nd meeting. A motion to continue was made by Tom Chiudina. The motion was seconded by John Young. All members voted in favor.

Minutes:

A motion was made to approve the March 30th minutes by Jason Wright. The motion was seconded by Tom Chiudina. All members voted in favor.

Adjourn:

A motion was made by Jason Wright to adjourn the meeting. The motion was seconded by Irene Dwyer. All members voted in favor. The meeting adjourned at 8:04.