



Town of Winthrop Planning Board

MINUTES
MONDAY AUGUST 21, 2023
7:00 PM
Harvey Hearing Room

Roll Call:

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

Others in attendance: Anthony Marino, Town Manager; Adam J. Costa, Mead, Talerman, Costa LLC; Ernesto V. Caparrotta, Seven Hills Corporation; Rick Salvo, Engineering Alliance; David Stasio, Falbo, Solari, Goldberg PA; Rachel Kelly, staff

1. Executive Session

- Motion to enter into Executive Session made by Christopher Boyce at 7:00. The motion was seconded by Honor Merceret, followed by roll call. Executive Session was held with Winthrop legal counsel.
- Motion to end Executive Session and return to open meeting made by Christopher Boyce at 7:44 . The motion was seconded by Honor Merceret. All members voted in favor.

Regular open meeting began at 7:45pm.

2. 154 Adams Street/1 Tafts Avenue (Approval Not Required Plan and Application)

- Application for potential future subdivision. Requesting ANR for subdivision of lot. Lot is on the water. Subdivision for 7 conforming lots. All lots have frontage on existing ways. No structures proposed at this time. All lots comply to minimum lot size as stated within Winthrop zoning code. Plan of record submitted with application. ANR to confirm that all lots have required frontage, an existing way, and required area.
- Approval under the subdivision control law is not required. So moved by Chris Boyce. Seconded by Alyssa Gamble. All members voted in favor.

3. 15-17 Walden Street (Approval Not Required Plan and Application)

- Property bought in 1970s. There is a small sliver of land that is owned by the Town of Winthrop that was never transferred to the current land owner. There is already a deal written with the Town to transfer the land to the property owner. Once the sliver of land owned by the Town is transferred the lot as a whole will be subdivided.
- Approval under the subdivision control law is not required and necessary frontage is met. So moved by Chris Boyce. Seconded by Honor Merceret. All members voted in favor.

4. Adjournment

A motion was made by Honor Merceret to adjourn the meeting at 8:20. The motion was seconded by Alyssa Gamble. All members voted in favor.