



Town of Winthrop Planning Board

MINUTES

February 12, 2024

7:00 PM

1st Floor Meeting Room

Roll Call:

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

Others in attendance: Rachel Kelly

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

1. 3A- MBTA Zoning:

- This agenda item will be added when a Consultant has been hired. A letter has been sent to the Governor from the Town Manager raising some concerns specific to Winthrop. The Planning Board's role is to recommend and to give information; and at this stage, we are still gathering information too. More information will follow along with public meetings.

Public Testimony:

- Diane Kelly- 36 R Madison Avenue- My house abuts the Municipal Parking lot, and I am wondering if this space is being considered for part of the project. My concern is that there is nowhere to go in an emergency.
 - Chris- At the Informational Meetings with the Consultant, there will be maps and more opportunity for questions and answers.

2. 40 R Banks Street:

- Attorney Rebecca Edmondson Kerom representing the Applicants requested a continuance while they are looking to strike the remand motion in Land Court at a hearing on March 26, 2024.

Public Testimony:

- None present.
 - Honor Merceret motioned to continue until the March 18, 2024, meeting. Sarah Jane seconded the motion. All members voted in favor.

3. 5 Freemont Street:

- The beam issue has not been addressed by the builder yet. The planting and fencing concerns have been addressed. At this point, it was agreed that the best course of action is to invite the builder to come in and discuss any special conditions that are affecting the progress. Rachel will invite him to the March meeting.

4. 50 Somerset Avenue:

- Clarification that this application was withdrawn.

5. January Meeting Minutes:

- Submitted for review; due to length and complexity, bring comments to March meeting for revisions.

A motion was made by Honor Merceret to adjourn the meeting at 7:10pm. Kimberly Hirsh seconded the motion. All members voted in favor.