



Town of Winthrop Planning Board

MINUTES

April 29, 2024

7:00 PM

1st Floor Meeting Room

Roll Call:

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

Others in attendance: n/a

The meeting was called to order at 7:00pm by Member, Honor Merceret followed by roll call.

1. 3A- MBTA Zoning

- This agenda item was listed but there was no added information from the Town. The Planning Board Members feel it is important to keep it on the agenda to keep it relevant with the Town Manager and Town Council. The Members would like to have information regarding the status of the Grant that is pending from the RFP, the status of the Consultant, and information regarding Community Outreach.

Public Testimony:

- Anonymous Resident- This resident arrived late (couldn't find the location of the room). She expressed concern that she was to get a briefing from the town to apply for a grant to do outreach and help us formulate the proposal to the Town Council. She stated that she was aware that the old consultant is out and wanted to know if there was a new one in place? This community member called the town today looking for the Scope of Work (SOW) and was told there was no consultant yet. Member Hirsh suggested she request the RFP, which would have the SOW.

2. 50 Somerset Avenue:

- Attorney Rebecca Edmondson Kerom representing the Applicants. This is an informal presentation only. This property abuts the residential district on Somerset Avenue and Cottage Park Road. They had a community meeting with a good turnout. The first floor will have a commercial space, with a real estate office, facing the curb on Somerset Avenue. There may be an opportunity for more commercial space on the ground level, but per the Applicant's attorney, the Chamber of Commerce expressed they do not want more commercial there. The Neighbors are concerned about the parking, and they want Somerset to be one way, which is about to pass at the Town Council. The proposal for this will be 18 1BRs, 1 studio, 1 2BR while keeping the existing footprint. The Variances they are seeking are listed on the Town of Winthrop Office of the Building Commissioner Site Plan Review Committee letter that was distributed at the meeting: a max height requirement, rear yard setback, a side yard setback, and parking. There is another variance for compact spaces they would request or allowance by the Planning Board. It is only in the Central Business District (CBD) with compact spaces. The appearance of the corner with the transformer would be softened with the arborvitae, rooftop

equipment should be documented that it is in the center not near the edges, and storm water management to be included with everything.

Public Testimony:

- None present.

3. 63 Putnam Street:

- Attorney Rebecca Edmondson Kerom representing the Applicants. This is an informal presentation only. This project will have 16 1BRs. It is a unique project in there is a commercial space there and in use currently with parking for thirteen spaces, but they need twelve and they want to take away some of the ones that are there now. However, one needs to be ADA compliant for the daycare. They are also putting two spaces on the street and the lot is merged with an adjacent building. If it is decided that the project will be presented as a mixed-use project, the Central Business District (CBD) requires 14.5 spaces, and they have seventeen. If it is presented as a separate project, there will be 19.5 spaces, and there is a municipal lot right behind the building, with access from the property. The commercial spaces include a Day Care that will remain, but the Surf Cleaners building will be razed; the replacement building will mimic the remaining adjacent building. To make it friendlier to walk along, as it is in a CBD, it was recommended that windows or glass should be added on the street level, rather than a length of unbroken stone, or door for the bicycle room. As it is CBD, required to be mixed use(?) with/without the adjacent building included (the neighbor is on the applicant's property). However, the residents said they did not want more empty commercial space. The Applicant may need to ask for a variance to the mixed-use requirement; this has not happened before.

Public Testimony:

- None Present

- 4. 5 Fremont** – Member Fourness visited and photographed the site. She reported that regarding the trees, they are cut back and the owner checked with neighbor who said it's ok. This topic can be removed from the agenda.

Old Business:

- New Website- It will be beneficial to keep the link to the Town Council's site on the Planning Board website too because there is a lot of information on there that may be helpful. Keep this as an agenda item.
- There was a question regarding keeping Zoning Diagnostic on the agenda.

Meeting Minutes:

- January- There were still some typos (though not substantive) to be corrected.
- February- Need to be reviewed.
- March- There are some gaps that Alyssa will try to fill.

A motion was made by Alyssa Gamble to adjourn the meeting at 7:50pm. Sarah Jane Fourness seconded the motion. All members voted in favor.