

Winthrop Board of Appeals
May 23, 2024
Meeting Minutes
Harvey Hearing Room

Board Members in Attendance:

Darren Baird- Chair

Jason Wright- Member

Jaime Stern- Member

John Young- Member

Tom Chiudina- Member

Marc Chapdelaine- Member

Board Members Absent: n/a

Meeting Called to Order at 6:30 pm followed by roll call.

Continuations:

The following Agenda Items will be continued until the next meeting on May 30th, 2024.

1. **40 Bates Avenue (004 2024)**- The Applicant's Attorney, Rebecca Edmondson-Korom, was present. **Member Chapdelaine** motioned for the continuance until the next meeting on 5/30/24 and **Member Stern** seconded the motion. All members voted in favor.
2. **82 Main Street- (011 2023/ 005 2024)**- The Applicant's Attorney, Sean Donahue, was present. **Member Chapdelaine** motioned for the continuance until the next meeting on 5/30/24 and **Member Stern** seconded the motion. All members voted in favor.

General Business:

1. **258 Court Road (008 2024)**- The Applicant's attorney, Attorney Sean Donahue, was present. They made an appeal for a special permit to add a 2 1/2 story addition to the 2 1/2 story dwelling, as they are looking for more livable space.

Public Comment:

- 244 Court Road- Abutter- I just came to hear what they are going to do.

Member Wright made a Motion to grant a special permit to expand the non-conforming structure with the intention of the zoning bylaws not to be detrimental that 2 1/2 story addition to be non-compliant with setbacks and with zoning and be no more detrimental than what is already existing. **Member Chapdelaine** seconded this Motion. All members voted in favor. It was agreed upon Attorney Donahue would write the Decision Letter and send it to the Town Clerk for approval.

2. **35 Lincoln Street (006 2024)**- The Applicant is presenting and asking for a special permit to build an unattached garage on an existing foundation and is wondering that given that it is a preexisting, non-conforming property, is there a need for a special permit?

Public Comment:

- None in the Gallery

Member Wright made a Motion to grant a special permit for an accessory garage and relief without hardship for a garage on an existing structure without it being substantially detrimental. Motion was seconded by **Member Stern**. The Board voted unanimously to approve the relief requested. (35:00)

3. **91 Veteran's Road (007 2024)**- The Applicant's Attorney, Rebecca Edmondson-Korom, was present. The Applicant's team presented a rehabilitation plan for the building after a fire last year. The proposal includes increasing from 64 to 71 units (from 2 to 11 studio apartments; from 38 to 44 (1) bedroom units; and from 24 to 16 (2) bedroom units). The site layout has not changed, there will still be 99 parking spaces, and it will now include a new water loop for the fire services and be ADA compliant. It will contain a partial 5th story that will have a deck to be used with restrictions (i.e., quiet times). (50:00)

Public Comment:

- 213 Shirley Street- This neighbor was concerned about the idea of adding a whole 5th story and did not realize it was just a section of the building.
- 173- 175 Shirley Street- This neighbor was also initially concerned about the 5th story but is now happy with the plans and knowing that the building is being repaired.

Board Discussion:

- There was brief discussion regarding the need for a special permit and variance due to the height and front yard setback. There was also discussion regarding the deck/ laundry area and monitoring those spaces (as noted above).

Member Wright made a Motion to grant the required zoning relief and special permit noting that they will not be a detriment or hardship to the health, safety, or welfare of the public; in fact, this will be an improvement in that neighborhood given the fire and displacement of the residents, the fire services improvements, and the compliance with ADA, and uniqueness of the structure. **Member Stern** seconded this Motion. All members voted in favor. It was agreed upon Attorney Edmondson would write the Decision Letter and send it to the Town Clerk for approval. (~1:10)

4. **Rules for the BOA- Discussion relative to draft Rules of the BOA** (1:16)

Member Wright made a motion to adjourn the Meeting and **Member Stern** seconded the motion. The meeting was adjourned at 7:56pm.