

Winthrop Board of Appeals
June 27, 2024
Meeting Minutes
Harvey Hearing Room

Board Members in Attendance:

Darren Baird- Chair

Jason Wright- Associate Member

John Young- Member

Marc Chapdelaine- Member

Tom Chiudina - Member

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

*** Note:** There was no audio for the first 20 minutes of the meeting and video was limited.

Continuations:

None.

General Business:

- **100 Sargent Street (010- 2024)-** The Applicant is present for the third renewal of the permit for a Bed and Breakfast. There was no public comment and no questions from the Board. A motion was made to approve the permit and keep the applicant in good standing. A motion to approve the permit was made and seconded. All members voted in favor.
- **189 Pleasant Street (009- 2024)-** The Applicant is looking to add an addition to the existing structure to increase livable space for his family. An architect presented the plans and answered questions as they related to the design, including but not limited to addressing the relief requested for the rear and left side- yard setback. Parking is not of concern as there is a 4-car driveway existing. The setbacks will be less than 5 feet and seven feet when completed as presented.
 - o **Public Comment:**
 - Abutter- 15 Williams Street- Commented in support of the project and noted that the street name on the plans is incorrect. She also asked if it would be considered a two family upon completion. Lastly, she asked if Williams Street, which is a private way, would be turned into a public way in the future. The BOA explained that depending on the lot size, it would be listed as a two family because there will be two entrances and two kitchens.
 - Letters of Support- Letters from abutters at 186 and 190 Pleasant Street were read into public record.
 - o **Questions/ Comments from the Board:**
- Concerns were raised because of the limited square footage that will be between the neighbor's lot line and the new addition (3'). This could cause a fire safety risk and as such, it was suggested that the plans be revised to have five' between the lot lines. There was a motion made to grant the special permit to extend the preexisting, non-conforming structure that is not detrimental to the neighborhood. A second motion was made for the variances that are conditioned on the plans being revised for five' setback. The revised plans should be submitted to the Town Clerk's Office/ BOA before being submitted to the Building Department. A motion to approve the special permit and variances and seconded. All members voted in favor.
- There will be a vote at the next meeting for new members.

- The Rules of the Zoning Board are pending.

**A motion to adjourn the Meeting was made and seconded. All voted in favor.
The Meeting was adjourned at 7:33pm.**