



**TOWN OF WINTHROP PLANNING BOARD**  
**1 Metcalf Square, Winthrop, MA 02152**  
[o] 617-846-1852 x 1013

**MEETING MINUTES- August 19, 2024**

**ATTENDANCE**

Chris Boyce-Chair-Present  
Honor Merceret-Present  
Sarah Jane Fourness-Present  
Alyssa Gamble-Present  
Jason Pollutro-Present

**PROPERTIES DISCUSSED:**

**22-24 Pauline Street:**

- 2.5 Story mixed use. Applicant presented changes/ updates to application.
- Public Comments: None.
- A motion to approve with following conditions, was seconded:
  - 4' buffer at rear; 5' buffer at trash for meaningful tree planting
  - accepted changes to storefront
  - Revert to previous parking plan with 20' drive

**7 Madison Avenue:**

- Presented by architect. Maintaining existing building footprint
- (16) 1-bedrooms; (7) 2-bedrooms
- terraced setbacks at rear
- seeking relief for
  - Parking (20 required)
  - Max 2.5 stories
- Proposing deluge system at lot line rather than setbacks/ code window openings

**Public comments:**

- Abutter from 20 Madison Avenue- across the street. Concerned about shadows (solar panel investment) and respect to graves at cemetery along the lot line.

- Abutter from 16 Madison Avenue- Concerned about building footprint coming toward street. His garage is across the street and has concerns about loading. Concerned about parking/ narrow street.
- Abutter from Madison Avenue- Parking concerns - free for tenants or an extra fee? Can they restrict town parking stickers? 4 Stories is too large. 2-Bed apartments could have 2 cars.
- Abutter from Madison Avenue- Size of building is a concern. Retail will bring more parking. Verizon comes down to Madison Avenue once a month. Many people don't have driveways and are concerned about parking, especially in winter.
- Abutter from 179 Madison Avenue- Terraces overlooking their backyard.

**Comments from the Planning Board:**

- Work through details (no cheap details/ materials. Inspired by NE vernacular)
- Need sun/ shade impact study
- Question about "town property" zoning district (cemetery) - it must be Residential.
- 10' setbacks could solve many issues of layout
- Site plan: what is jog in the site? Is there an easement?
- Questioned "Using existing building" as foundation. It is 16' tall with unknown foundation. In reality it would be removed/ excavated. Adjacency to cemetery, lot line and neighboring buildings.
- Amount of commercial in a mixed-use building is very low.
- Activate ground floor, create buffer at street edge.
- Applicant stated they had 3-4 site plan review meetings where they were asked to make more smaller units. PB asks them to look at 700/1200 SF benchmarks for unit size.

A motion was made and seconded to continue this project.

A motion was made and seconded to adjourn.