

Winthrop Board of Appeals
August 22, 2024
Meeting Minutes
Harvey Hearing Room

Board Members in Attendance:

Darren Baird- Chair

Jason Wright- Member

John Young- Member

Marc Chapdelaine- Member

Tom Chiudina – Member

Board Members Absent: Jordan Senerth- Member

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

Continuations:

- 014-2024- 19 Walden Street will be continued until the September 26,2024 meeting.

General Business:

013- 2024- 98 Bay View Avenue- Member Chiudina recused himself from the project. The Applicant agreed to present testimony, hear public comment, and return for a Special Meeting on 9/12/24 for deliberations. The applicant seeks a permit to remove the existing roof and construct a 2 1/2 story addition to an existing single-family home to create habitable living space. The permit was denied in accordance to zoning bylaws and general regulations: relief will be needed on the right-side yard; noncompliance of proposed structure with respect to minimum front yard setback of 15 feet regulations; relief needed from maximum number of stories of 2 ½; special permit to alter or extend the nonconforming structure; relief will be needed ten feet from an accessory structure.

o Public Comment:

- Ginny Noiles and Jim Noiles- 100 Bay View Avenue- This neighbor read a letter opposing the project and expressed concerns about the application and plans being inaccurate and ambiguous. They questioned the overall height of the project, decks that are noted with no specifications, concerns about the cantilever overhanging the garage, whether the accessory structure will remain, and stated that previous projects were done (seawall and fencing) without permits leaving the neighbors at a disadvantage for flooding. They also asked for the hardship to be defined.
- 102 Bay View Avenue- This neighbor noted that there is an error on the application because the wetlands act question was answered “no” and it should be “yes”, and the Conservation Committee should be involved.
- 75 Bay View Avenue- These neighbors asked about the height of the project, parking, if it will be turned into condominiums, and commented about flooding concerns. They also asked the duration of the project and if the Applicant would be doing the work himself or if there is a construction company involved.
- 16 Hale Avenue- (via Zoom chat)- This neighbor, although not a direct abutter, requested that the Applicant not use vinyl siding.

- o Response from the Applicant:** The project will be two floors with a total height of 35'. It will be the same size or smaller than other houses on the block. The plans are all certified by an

- engineer and the fire department was involved. There will not be vinyl siding, and the Applicant hired a contractor, but will be on site as well. There is an existing deck and hopes of an additional deck, but that is not part of this project. The garage will be “bumped out” 10’ and the project will be on piers and there will not be a basement.
- o **BOA Discussion:** The project will need to go before the Conservation Committee. There is no clear indication of the height of the project that includes the grade from the sidewalk to the backyard. There are concerns about fire safety because the house will be so close to the shared garage. Taking health, safety, and wellness into consideration, this seems tight and should go back to the Fire Department for review.
 - o Need to submit updated plans before the meeting that show it will not exceed thirty-five’ Updated plans should be shared with neighbors as well.

- **Meeting Minutes will be reviewed on September 12, 2024.**

Member Chapdelaine made a motion to adjourn the Meeting and Member Young seconded the motion. The Meeting was adjourned at approximately 8:20pm.

https://us02web.zoom.us/rec/share/nu4g4SiFsxhLPWHHEodbUL2SAQ8_B5c9SQs_-boz0BXxxpF2_ZBI-Xgvlb5tHQNY.Dp97gsuV-K2e-MwU?startTime=1724365787000