



Town of Winthrop Planning Board

MEETING AGENDA

September 18, 2024

7:00 PM

Harvey Hearing Room

Call to Order:

Roll Call:

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

Present /Absent

New Business:

1. **67 Woodside Drive-** Pre- Submission Discussion

Old Business:

1. **63- 69 Putnam Street-** The proposed project is a mixed use (commercial/ residential) proposal for the redevelopment of the former Surf Cleaners building as part of the continued redevelopment of the 63- 69 Putnam Street lot. The proposed project is for sixteen (16)- 1 bedroom unit apartments with common area, gym, and 13 enclosed parking spaces. The adjoining building was redeveloped in 2005 and contains a commercial space which is occupied by a daycare and two (2)- 2-bedroom apartments on the second floor. The project has applied for a variance for a side yard setback. Additionally, the ASPR denotes both a parking variance and total maximum coverage variance is required. However, Applicant is showing parking and maximum coverage compliance.
2. **181 Winthrop Street-** Resubmission from May 2024 meeting. (From May: The owner plans to develop and renovate the existing building to seven one-bedroom units in the Center Business District. The scope of the redevelopment is for the construction of seven residential units within the existing building and one retail space with a maximum building height of three stories forty-three feet plus. The site plan submitted is within ten feet of residential and will require a variance for elevation and table of use dimensional regulations along with variance for parking. They are also required to submit applications to the Planning Board along with the Board of Appeals. The building is being reconfigured and the residential part of the use is changing from two units to seven at this point, it will be up to the Planning Board if they are to consider relief if needed on variances listed: Relief for elevations structure is within ten feet of a residential per dimensional regulations; relief for parking; relief of side yard setback abutting a residential.)

Meeting Minutes:

Approval of meeting minutes

Standing Items:

General Discussion:

Adjournment: