



Town of Winthrop Planning Board

MEETING AGENDA

Wednesday- December 18, 2024

7:00 PM

Harvey Hearing Room

Roll Call:

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

Present /Absent

2024 DEC 16 PM3:53
TOWN CLERK-WINTHROP

New Business:

1. **214- 226 Winthrop Street-** The Applicant plans to create a mixed-use building that aligns with the character of the neighborhood and supports the goals of the Center Business District. The conversion will include 12 rental units, consisting of 10 one-bedroom units and 2 studio apartments, as well as 5 retail spaces on the ground floor. All retail spaces are currently occupied.

Old Business:

1. **181 Winthrop Street-** Resubmission of 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.)
2. **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 a total maximum coverage variance is required. However, Applicant is showing parking and maximum coverage compliance.
3. **50 Somerset Avenue-** The Applicant proposes a four-story mixed-use building in the CBD with construction of 20 residential units and a retail space. The project is within 10 feet of a residential building and will require a variance for elevation.
- 4.

5. **7 Madison Avenue-** The Applicant seeks to redevelop the former Bangs Moving and Storage Building to create a mixed-use building with 23 apartments and commercial office space. The apartment mix is sixteen (16)- 1 bedrooms and seven (7)- 2-bedroom units.

Meeting Minutes:

- Approval of outstanding meeting minutes:
 - 3/18/24
 - 5/14/24
 - 6/4/24
 - 7/17/24
 - 9/18/24

General Discussion:

- Accept 2025 Schedule of Meetings

Adjournment:

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.