



# Town of Winthrop

## Planning Board

### MEETING AGENDA

HEARING DATE: JANUARY 15, 2025  
LOCATION: HARVEY HEARING ROOM-TOWN HALL  
TIME: 7:00 PM  
ZOOM LINK: <https://us02web.zoom.us/j/83474552653?pwd=cIo6nAyLQZGkmAAf82q70zgo7ML29v.1>

Meeting ID: 834 7455 2653  
Passcode: 129399

#### CALL TO ORDER:

#### ROLL CALL:

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

#### PRESENT/ABSENT

#### NEW BUSINESS:

- **214- 226 Winthrop Street**- The Applicant is proposing a conversion of the existing building to create a mixed- use building that aligns with the character of the neighborhood and supports the goals outlined in 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:

- **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. **(Continued from Dec. 18, 2024)**
- **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. **(Continued from Dec. 18, 2024)**

#### MEETING MINUTES:

Approval of meeting minutes

#### STANDING ITEMS:

#### GENERAL DISCUSSION:

#### 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.*