

Zoom Information

Phone: 1-646-558-8556

Meeting ID: 854 9061 5741

Passcode: 160096

**TOWN OF WINTHROP BOARD OF APPEALS**

1 Metcalf Square, Winthrop, MA 02152

[o] 617-846-1852 x 1013

Harvey Hearing Room, Lower Level, Town Hall

February 27, 2025 – 6:30 pm.2025 FEB 12 PM 12:27
TOWN CLERK-WINTHROPZoom: <https://us02web.zoom.us/j/85490615741?pwd=G50GxpA1kvk4VxauDrk6m2BtIyxVCq.1>

	File No.	Address	Applicant	Brief Description	Hearing/ Continuation
1.	2024-012	63- 69 Putnam St	Tieri Realty 63 LLC, Antonio Tieri, President/ Attorney Edmondson Korom	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	Continuation from 7/2024
2.	2025-001	62 Locust St	Hansley Louissant	The Applicant seeks a permit to construct dormers to an existing two- family structure per the plans submitted. After reviewing the plans, it appears that the dormers are creating a third story according to the proposed building plans. The permit was denied in accordance with the Town of Winthrop Zoning By- Laws: -Noncompliance of proposed structure with respect to minimum left side yard setback dimensional regulations. -Special Permit to alter/ extend a non-conforming structure. - Noncompliance of proposed structure with respect to maximum of 2.5 stories.	Hearing- 2/27/25

3.	014- 2024	19 Walden St	PJP Realty Trust/ Attorney David Stasio	The Applicant seeks a permit to demolish the existing warehouse in a B-A district and construct a two-story residential building. The proposal consists of 4- one-bedroom units and 6- studio units. Relief of a Special Permit from the BOA will be required. A variance for relief from the provisions to establish use in the B-A Zone which does not allow for dwelling units exceeding 2 units. Noncompliance of proposed structure with respect to the minimum right and left side yard setback of less than 10 feet regulations. Noncompliance of proposed structure with respect to minimum front yard setback of 10 feet regulations. Noncompliance of proposed structure with respect to minimum rear setback.	Continuation from 10/24/24
4.	2020-016	86 Undine St	Daniel Clucas	The Applicant needs to extend certification. Initially, the Applicant was seeking a permit to construct a 2.5 story single family structure. The structure proposed is to be constructed on a lot with an existing structure.	Continuation from 12/2020
5.	2025-002	25 Pleasant Ct.	Fazio Enterprises/ Attorney Terence Delehanty	The Applicant seeks a permit to demolish existing structure and construct a three-story structure containing three residential units on an existing lot of which resides in a R-A District. Whereas the project is in a R-A District, and according to Section 17.12.130 Table of Use Regulations multifamily structures are not permitted in the R-A District. To construct a three-unit building, a Use Variance amongst other variances will be required by the Town of Winthrop Board of Appeals. The permit has been denied for the following reasons: -Noncompliance of proposed structure with respect to (multi family structures) are not permitted in a R-A District. -Noncompliance of proposed structure with respect to minimum lot area requirement for Business A District. -Noncompliance of proposed structure with respect to minimum left side yard setback. -Noncompliance of proposed structure with respect to off street parking requirements of two parking spaces per dwelling. -Noncompliance of proposed structure with respect to minimum lot frontage.	Hearing- 2/27/25
Adjourn					

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.