



TOWN OF WINTHROP BOARD OF APPEALS
1 Metcalf Square, Winthrop, MA 02152
[o] (617) 846-1852 x 1013

MEETING MINUTES: February 27, 2025

PROPERTIES DISCUSSED:

2024-012 63-69 Putnam Street: The redevelopment of 63-69 Putnam Street a three-story building with requires variances for height and setback.

Concerns were raised about parking, noise from heat pumps, and the impact on neighboring properties. The board agreed to continue the matter until March 20, 2025, for further clarification on Hagman Road Extension's status- that is obtain clarification on the status of Hagman Road Extension as a public way or private property.

2025-001 62 Locust Street: A variance was granted for a third story at 62 Locust Street, subject to conditions.

2024-014 19 Walden Street: The Board of Appeals discussed the proposed modifications to a warehouse at 19 Walden Street, including the relocation of a utility pole, changes to the fence and parking area, and the addition of residential materials.

Concerns were raised about traffic, parking, and the impact on neighboring properties.

The project was approved with conditions, including maintaining the existing height, addressing stormwater management, and ensuring parking compliance; a drainage plan for 19 Walden Street to address stormwater runoff concerns is required.

2025-002 25 Pleasant Court: The board reviewed a variance extension request for a property at 25 Pleasant Court, noting the need for compliance with FEMA regulations and addressing parking and flood zone issues.

The Board of Appeals discussed a proposed four-story building in Winthrop, expressing concerns about its height and compatibility with the single-family neighborhood. The building, at fifty feet, is seen as too high and could exacerbate parking and traffic issues. The developer argued that the height is necessary due to flood zone requirements, aiming for resiliency. However, the board questioned the need for a variance, noting the lot's non-conformity and the potential for reconfiguration. The discussion concluded with a motion to continue the matter until March 20, 2025, for further review and potential revision of the plan.

Meeting Minutes Reviewed: The board reviews and approves the minutes from the January 16, 2025, meeting.

Adjournment: The meeting was adjourned at 9:59 pm.