



TOWN OF WINTHROP PLANNING BOARD
1 Metcalf Square, Winthrop, MA 02152
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MEETING MINUTES- APRIL 7, 2025

ATTENDANCE

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

PROPERTIES DISCUSSED:

50 Somerset Avenue:

The board reviewed revised designs with overhangs and discussed operational concerns with stackers and requested a parking plan.

New designs were presented addressing public roof decks, overhangs, and parking issues, including shadow studies. It was noted that the stackers could only be acceptable to be deeded to two-bedroom units. All spaces must be accessible for residents. The Applicant must show the upper floors dotted on lower floors, for clarity of where the overhangs occur. Additional comments from the Board included: Discussion of what is visible from the corner (e.g., stairs, lighting, etc.) and work to celebrate the corner condition. Materials were described as clapboards. Overhang dimensions must be shown. Remove bay material from areas that are not bays. Show plant boxes in plans to really understand the pedestrian experience. Approved locations of overhangs must be confirmed and show dimension of sidewalks.

Public Comment and Board Deliberation on 50 Somerset Avenue:

- An abutter raised concerns about parking congestion and the utilization of stackers.
- The need for clear parking plans and the potential for a parking shortfall on Somerset Street was raised.
- There was a discussion on the need for lighting under the overhang and the importance of pedestrian safety.
- Design comments/discussion included: materials being clapboard, provide dimensions of overhangs and sidewalks, celebrate the corner condition/ view from the center, show plant boxes in plans and elevations, remove the “fake bay” material.

Motion was made to continue and was seconded. All voted in favor.

181 Winthrop Street:

Attorney Peter Christopher presented changes to the attic space and parking plan in response to board concerns.

- David, Architect, presented updated plans and parking plan.
- A certified parking plan with all dimensions and a parking easement to ensure perpetuity was requested.
- The Board approved the changes with conditions, including additional windows and a parking easement.
- As a condition of approval, must be submitted prior to permit being issued
- Motion to approve with conditions was made and seconded.

Review of Meeting Minutes:

- The Board requested noting informational hearings on the agenda and requested they are placed at the end.
- Using Google Docs for live collaboration on meeting minutes was suggested.

General Public Comments:

- Kathleen Cappuccio emphasized the importance of clear communication and transparency between the Town Council and the Planning Board for matters related to the MBTA 3A state-wide initiative.
- The need for a joint meeting with the Town Council to discuss the impact of new MBTA regulations on the town's compliance was suggested. It was noted that the Town of Winthrop will be in compliance until July 14, 2025.
- There was a discussion on the availability of grants and consultants to support the town's compliance efforts.

A motion to adjourn was made and seconded. All voted in favor.