

Zoom Information**Phone: +1 646 931 3860 US****Meeting: 867 2629 3592****Passcode: 451907**2025 APR 7 AM 10:25
TOWN CLERK - WINTHROP**TOWN OF WINTHROP BOARD OF APPEALS****1 Metcalf Square, Winthrop, MA 02152****[o] (617) 846-1852 x 1013****Date/Time: April 14, 2025, 7:00 PM- SPECIAL HEARING****Location: Harvey Hearing Room, Town Hall****Zoom link: <https://us02web.zoom.us/j/86726293592?pwd=tlghX50k2Sa0XIFtTpjK6AtmtqEB3b.1>**

	File	Address	Applicant	Brief Description	Hearing/ Continuation
1.	2025-003	386 Revere Street	Mauricio Menendez	The Applicant seeks a permit to construct a two- story addition per plan submitted on an existing single-family home of the above referenced property. The addition is to create habitable living space. The permit was denied in accordance with the Town's By Laws. The Applicant is requesting a Special Permit to alter or extend a non-conforming structure.	Continuation- 3/20/25
2.	2025-004	54 Wilshire Street	Wilshire, LLC./ Attorney Terence Delehanty	The Applicant seeks a permit to develop a two-family town house with stories in height, residential dwelling units, with parking on the lot. The proposed project is within the RA District and is a permitted use RA District. The Applicant seeks a permit for noncompliance of proposed structure with respect to max stories/ height; right side setback; and left side setback.	Continuation- 3/20/25
3.	2025-005	67 Woodside Avenue	Tien Pham/ Attorney Terence Delehanty	The Applicant seeks a permit to develop a three- story, mixed- use property in the Center Business District containing one commercial office space and four one- bedroom residential dwelling units, with parking on the lot. The proposed project in within the Center Business District and is a permitted use. However, the project abuts an RA District, therefore limiting the project to two and half stories. The Applicant is requesting a permit for noncompliance of proposed structure with respect to max stories/ height.	Continuation- 3/20/25

4.	2024-012	63-69 Putnam Street	Tieri Realty 63 LLC., Antonion 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 7/27/24 11/21/24 2/27/25 3/20/25
5.	2025-002	25 Pleasant Court	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.	Continuation from 2/27/25 3/20/25
6.	Review Meeting Minutes from February 27, 2025.				
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.