



TOWN OF WINTHROP BOARD OF APPEALS
1 Metcalf Square, Winthrop, MA 02152
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SPECIAL MEETING MINUTES: April 14, 2025

PROPERTIES DISCUSSED:

- **2025-003/ 386 Revere Street:**

The Applicant, Mauricio Menendez, sought a special permit and variance for a deck at 386 Revere Street, and explained his need for an addition due to a large family and lack of space.

Public Comment:

No request for public comments.

However, a letter from Helen Stack, a neighbor, was read into the record, supporting the addition and praising the Applicant as a good neighbor.

Board Discussion:

The board discusses the procedural aspects of the variance and special permit, explaining the need for a variance for a deck setback. The Applicant confirmed the setback issue.

A motion was made and seconded to grant the special permit and variance; all board members voted in favor.

- **2025-004/ 45 Wilshire Street:**

Attorney Delehanty presented the project. It involves a lot with six garages used for commercial purposes, subdivided before 1955, and located in a flood zone.

The architect, John Wood, discussed the project, explaining the need to elevate the property above the flood zone and the design changes to meet setback requirements.

Board Discussion:

The Board discussed the height and setback variances, with some members expressing concerns about the design's fit with the neighborhood. The challenges of building in a flood zone and the need for the current design to meet safety and public health requirements were raised.

The Board continued to discuss the variances and design changes, with some members expressing concerns about the height and setback variances. The architect explained the need for the current design to meet flood zone requirements and the challenges of building in a dense neighborhood.

The Board discussed the possibility of requiring a shadow study and the potential need for further design adjustments.

Public Comment:

- An Abutter commented negatively on the size and design of the building.
- A second Abutter commented about the situation of the building (i.e., sideways instead of forward facing).
- A third Abutter commented about the building blocking the sun on a neighboring street creating a safety risk from snow and ice not melting.

A motion was made and seconded to continue the matter to the next meeting, May 15, 2025, for further discussion and potential design adjustments; all board members voted in favor.

- **2024-012/ 63-69 Putnam Street:**

The board reviewed the status of Hagman Road Extension, with a letter from the Town Clerk confirming it as a public way.

The board discussed the need for dedicated parking and the potential impact on the neighborhood, with some members expressing concerns about the height and design of the building. The board discusses the variances and design changes, with some members expressing concerns about the height and setback variances. The architect explains the need for the current design to meet flood zone requirements and the challenges of building in a dense neighborhood.

Public Comment:

- An abutter commented that the Hagman Road Extension is a small, tight street.
- A second abutter commented that he believed that the height of the building was too large, was concerned about the rooftop units/ decks, the noise level from whatever business moves into the commercial space, and the noise from the building in general.

A motion was made and seconded to approve the requested variances, with conditions to address public concerns about parking and the impact on the neighborhood. All board members voted in favor. The decision is noted to be filed with the town clerk's office, with a 20-day appeal period and subsequent recording at the Registry of Deeds.

- **2025-002/ 25 Pleasant Court:**

The architect presented the revised design, addressing concerns about height and setback variances raised at previous meetings. The board discusses the variances and design changes, with some members expressing concerns about the height and setback variances.

The architect explains the need for the current design to meet flood zone requirements and the challenges of building in a dense neighborhood. It was discussed that this design is an improvement to life safety issues.

There was discussion regarding the height of the building and that it would appear out of character with the neighborhood.

A motion was made and seconded to continue the matter to the next meeting, May 15, 2025, for further discussion and potential design adjustments; all board members voted in favor.

- **2025-005/ 67 Woodside Avenue:**

Attorney Delehanty provided an overview of the project, including the location, existing structures, and proposed changes.

The zoning requirements and the proposed height and stories of the building were discussed along with the parking calculations and the use of off-street parking spaces.

Concerns were raised about the difficulty of turning out of the lot and the potential loss of on-street parking. It was explained that the Building Department requested keeping the existing driveway and addressing the parking concerns.

Public Comment:

- Paul Ceviche, an abutter, requested continuance due to medical condition and the need to consult with their architect. He raised concerns about the proximity of the building to his property and the impact on public safety.
- Andrew Paul Soto, an abutter, asked questions about the trash placement.
- Kathleen Geo, an abutter, raised the feasibility of parking and the potential impact on local businesses. She also spoke of the importance of adhering to zoning regulations to protect local businesses.
- A Representative from District 5 suggested restricting parking stickers for residents of new developments to address parking issues.

A motion was made and seconded to continue the matter to the next meeting, May 15, 2025, for further discussion and potential design adjustments; additional exterior views and site plans were requested. All board members voted in favor.

MEETING MINUTES REVIEWED:

- February 27, 2025, Meeting Minutes will be reviewed at 4/17/25 Meeting.
- The ZBA Regulations will be reviewed at the April 17, 2025, Meeting.

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