

Zoom Information

Phone: 1-309-205-3325
Meeting ID: 884 9902 2167
Passcode: 314951



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

Date/Time: **April 17, 2025, 6:30 PM**

Location: Harvey Hearing Room, Town Hall

Zoom link:

<https://us02web.zoom.us/j/88499022167?pwd=QcgebbGGTun2UWfZHTBNNBfo1dZGj9.1>

	File	Address	Applicant	Brief Description	Hearing/
1.	2025-006	86 Undine Avenue	Daniel Clucas	The Applicant seeks a permit to construct a two and a half story single family structure. The structure is proposed to be constructed on a lot with an existing structure. According to the proposed building plan, parking for the proposed structure will be on site, is sufficient and does not require relief. The owner and architect state in their application the home is in disrepair and the foundation is failing.	Hearing- 4/17/25
2.	2025-007	35 Summit Avenue	Roberto Morfino	Applicant seeks a special permit to utilize his residence for the purpose of renting bedrooms and operating as a legal Bed and Breakfast/ Transient Lodging Business. The permit was denied in accordance with Winthrop's By Laws requiring a special permit from the Board of Appeals.	Hearing- 4/17/25

3.	2025-008	115 Read Street	JMG Andover Street Realty/ Attorney David Stasio	The Applicant seeks a permit to demolish the existing single-family home and construct a two-family duplex per the plans submitted. The permit was denied in accordance with the Town of Winthrop's By Laws. Special permits will be needed for the Table of Use Regulations, relief needed for nonconforming uses, non-compliance of proposed structure with respect to minimum lot frontage, non-compliance of proposed structure with respect to off street parking requirements of two parking spaces per unit, and noncompliance of proposed structure with respect to minimum left and right-side yard setback.	Hearing- 4/17/25
4.				Review BOA Rules and Regulations drafted by Attorney James Cipoletta.	
5.				Review Meeting Minutes: 1/16/25; 2/27/25; 3/20/25	
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.