

Zoom Information

Phone: 1-646-558-8656
Meeting ID: 895 9524 0801
Passcode: 284283



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

MEETING AGENDA

Date/Time: **May 12, 2025, 7:00 PM**
Location: Harvey Hearing Room, Town Hall
Zoom link: <https://us02web.zoom.us/j/89595240801?pwd=LWKjWZqZa1xz46jwTflMp456ohDPOg.1>

CALL TO ORDER:

ROLL CALL:

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

PRESENT/ABSENT

NEW BUSINESS:

OLD BUSINESS:

- **50 Somerset Avenue-** The Applicant proposes a four-story mixed-use building in the CBD with construction of 20 residential units and a retail space. The project is within 10 feet of a residential building and will require a variance for elevation. (*Continued from February 24, 2025.*)
- **181 Winthrop Street-** Received ZBA approval for variances but faced concerns about parking and architectural details. The board requested a certified plot plan and draft easement language to ensure long-term parking arrangements. (*Continued from December 18, 2024.*)
- **63-69 Putnam Street-** The Applicant requests is an informational presentation for feedback of 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 total maximum coverage variance is required. However, Applicant is showing parking and maximum coverage compliance. (*Continued from December 18, 2024.*)

MEETING MINUTES:

Approval of meeting minutes. Please note- on some of these dates, the meetings may have been held in a room with no access to zoom, therefore there is no transcript. Please confirm the following dates:

1/20/24, 8/19/24, and 10/23/24

Please review and approve the following minutes:

2/24/25, and 4/7/25

STANDING ITEMS:

Decision Letters pending for 214 Winthrop Street (pending from 2/24/25 meeting) and 7 Madison Avenue (pending from 2/24/25 meeting).

GENERAL DISCUSSION:**ADJOURNMENT:**