



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

DRAFT MEETING MINUTES: May 15, 2025

PROPERTIES DISCUSSED:

- **2025-004 (54 Wilshire Street)-** This property was continued to May 29, 2025.
- **2025-005 (67 Woodside)-** This property was continued to June 26, 2025.
- **2025-008 (115 Read Street)-** This property was continued to June 26, 2025, after a communication from the applicant.
- **2025-002/ 25 Pleasant Court-**

The Board Members and Applicant discussed the withdrawal of this case. The board agrees to allow the withdrawal without prejudice.

- **2025-009/ 82 Main Street-**

Attorney Yana Jen represented the Applicant's request to remove family occupancy restrictions for a detached unit, which was granted with conditions to comply with ADU laws.

The applicant seeks to rent the detached unit to non-family tenants, citing the new state law on ADUs.

There was discussion regarding the occupancy restrictions that are preempted by the state law and how they may present practical and financial hardships for the new owners.

Assistant Town Manager, Cheryl A. McCormick, Esq., clarified that ADUs do not require owner occupancy.

The board discussed the implications of the new state law and the existing variance conditions.

Public Comment:

Representative from Precinct 4 asked for clarification regarding ADUs and asked questions about size of the ADU.

The board discussed the options of amending the existing variance or vacating it entirely.

A motion was made to amend the existing variance to remove the restrictive language on family occupancy and issue an amended variance for 82 Main Street to remove the restriction on the use

of the detached unit.

The board agreed to amend the variance, on condition that the use must comply with the requirements of an ADU.

The motion is seconded and approved, with the amendment to be recorded and filed with the Town Clerk.

MEETING MINUTES REVIEWED:

The meeting minutes were continued to May 29, 2025 meeting.

Board of Appeals Rules and Regulations:

The BOA Rules and Regulation Review was continued to May 29, 2025.