



TOWN OF WINTHROP BOARD OF APPEALS

1 Metcalf Square, Winthrop, MA 02152

[o] (617) 846-1852 x 1013

MEETING MINUTES: SPECIAL HEARING- May 29, 2025

This meeting was held in the Gathering Room and there was no Zoom availability.

MEMEBERS IN ATTENDANCE: D. Baird, J Wright, T. Chiudina, J. Seneth, J. Young

ABSENT: M. Chapdelaine

PROPERTIES DISCUSSED:

- **2025-004/ 54 Wilshire Street-**It was discussed that this property is within the Flood Zone. There was a discussion regarding parking that will be underneath the property in question. The project will be forward facing and the garages in the back will be removed.

- **Public Comment:**

- **Suzann Swope- Precinct 4** asked for clarification that the development will be two (2) units and four (4) parking spaces and inquired about any occupancy restrictions.

Attorney Delahanty, on behalf of the applicant, responded that each unit would have three (3) bedrooms/per unit.

The BOA Members discussed that the relief being requested in for half (1/2) a story. The peak height will be thirty-eight feet seven inches (38'7") and the maximum height allowed is two and a half (2 1/2) stories. There will be tandem parking for each unit.

A motion was made and seconded to approve a variance for half (1/2) a story only. The variance was allowed due to the hardship the applicant would face by the strict adherence of the code in the flood zone. This variance does not negate the zoning intent as the design is within the neighborhood in accordance with updated plans submitted on May 1, 2025. All voted in favor.

MEETING MINUTES REVIEWED:

Meeting Minutes from 3/28/24, 6/27/24, 7/25/24, 8/22/24, 9/26/24, 11/21/24, 4/14/25, and 4/17/25 were reviewed and accepted with no revisions.

BOA RULES AND REGULATIONS REVIEW:

Continued to June 26, 2025, BOA Meeting.

The meeting was adjourned.