

Zoom Information

Phone: 1-312-626-6799
Meeting ID: 889 3148 5792
Passcode: 739108



TOWN OF WINTHROP PLANNING BOARD

1 Metcalf Square, Winthrop, MA 02152

[o] 617-846-1852 x 1013

MEETING AGENDA

Date/Time: **June 23, 2025, 7:00 PM**

Location: Harvey Hearing Room, Town Hall

Zoom link: <https://us02web.zoom.us/j/88931485792?pwd=O1sn89shs7Xyad1AiAV1Aey4rykaoa.1>

CALL TO ORDER:

ROLL CALL:

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

PRESENT/ABSENT

2025 JUN 16 PM 2:49
TOWN CLERK-WINTHROP

NEW BUSINESS:

- **210 Winthrop Street-** The Applicant requests an informal presentation for feedback for a proposal to demolish an existing structure, subdivide the lot, and construct two (2) twenty-one (21) unit buildings. The Site Plan Review noted the following: specify the location of dumpsters, trash bins and a rodent control plan; provide specifications for heating and cooling systems, including unit locations; submit a stormwater management plan with drainage from the roof and parking areas; specify the location and details of grease and oil separators in parking areas; if approved, a full set of construction drawings must be submitted; and because the project exceeds thirty five thousand (35,000) square feet and will require controlled construction overseen by a licensed engineer or architect. Zoning relief for Lot 1 may be required. A security plan including locations of video cameras for common entrances, exterior areas, and parking areas is needed for the Police Department. The Fire Department requires a sprinkler system, the buildings must be rated as required with proper separation; a Knox Box must be installed; necessary permits must be obtained. The DPW requires a complete utility plan; stormwater management plan, a snow removal plan, and all necessary bonds and permits before work can commence.

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 and May 12, 2025.*)
- **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 and May 12, 2025.*)

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), and 181 Winthrop Street (pending from 5/12/25 meeting).

GENERAL DISCUSSION:

ADJOURNMENT: