

**Zoom Information**

Phone: 1-305-224-1968  
 Meeting ID: 824 9934 4032  
 Passcode: 105759



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

Date/Time: **June 26, 2025, 6:30 PM**

Location: Harvey Hearing Room, Town Hall

**Zoom link:**

<https://us02web.zoom.us/j/82499344032?pwd=QTgRcxWkMAIyIhAlR2RBT8ado4VAcU.1>

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 TOWN CLERK-WINTHROP

|                | File Number | Address            | Applicant                                                 | Brief Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | H/C                                                |
|----------------|-------------|--------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| •              | 2025-008    | 115 Read Street    | JMG Andover<br>Street Realty/<br>Attorney<br>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. | Cont'd from<br>4/17/25<br>5/15/25                  |
| •              | 2025-005    | 67 Woodside Avenue | Tien Pham/<br><br>Attorney<br>Terence<br>Delehanty        | The Applicant seeks a permit to develop a three- story, mixed- use property in the Center Business District containing one commercial office space and four one-bedroom residential dwelling units, with parking on the lot.<br><br>The proposed project in within the Center Business District and is a permitted use. However, the project abuts an RA District, therefore limiting the project to two and half stories. The Applicant is requesting a permit for noncompliance of proposed structure with respect to max stories/ height.                                                                           | Continued from:<br>3/20/25,<br>4/14/25,<br>5/15/25 |
| •              |             |                    |                                                           | <b>Review of BOA Rules and Regulations</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    |
| •              |             |                    |                                                           | <b>Meeting Minutes for Review:</b><br>5/15/25 and 5/29/25.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    |
| <b>Adjourn</b> |             |                    |                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                    |

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.