



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

MEETING MINUTES: July 17, 2025

PROPERTIES DISCUSSED:

- **2025-005/ 67 Woodside Avenue:**

The Applicant does not have the updated plans; therefore, the project is being continued to the August 21, 2025. A motion was made and seconded. All voted in favor.

- **2025- 010/ 8 Sheryl Lane:**

The Applicant proposed adding a garage bay with a reoriented entrance to improve parking and property aesthetics. The presentation included the request for a variance for a front yard setback to add a garage bay. The current layout of the property was described, including the existing garage and proposed addition.

The Applicant explained the steps taken to address neighbor concerns, including community meetings and additional communication. The impact of the proposed garage on the neighborhood, including the use of the private way and the installation of mirrors for safety were discussed.

The Applicant addressed the concerns raised by the public, including the notice requirements, non-conforming structure, and water runoff issues.

The need for the variance to improve the property and address the existing issues was emphasized.

Public Comment:

An abutter expressed belief that the application was erroneously published in that it should have been a special permit application. Concerns were also shared about the traffic issues on the lane, the parking issues, and the water run-off concerns.

Others raised concerns about the aesthetics of the neighborhood, raised concerns about children playing in that area and walkers being impacted by the garage that is being introduced. Concerns about increased traffic, safety hazards, and the impact on a town tree. The applicant addressed these issues, including plans for additional dry wells to mitigate water runoff and installing mirrors for visibility.

The Board considered continuing to address these concerns further, noting the need for better parking and green space management.

The Board discussed the procedural requirements for extending a non-conforming structure. The need for a separate case or amendment to address the expansion of a non-conforming structure, which requires a variance under Section 6.

The Applicant requested a continuance, and the board approved it with a statement from the Applicant waiving the statutory time period. The Board agreed to continue the matter to September 18, 2025, at 6:30 pm, in the Harvey Hearing Room. A motion to continue was made and seconded. All voted in favor.

MEETING MINUTES REVIEWED:

- Meeting minutes from May 15, May 29, and June 23, 2025, were reviewed and approved.

