



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

MEETING MINUTES- JULY 21, 2025

ATTENDANCE

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

PROPERTIES DISCUSSED:

- **50 Somerset Street-** This project was presented with reduced stackers from three to two, thirteen parking spaces, with two stackers for two-bedroom units. The garage was rearranged to accommodate parking; an additional parking spot was created. The modified building geometry includes chamfering a sharp corner to improve integration with the neighborhood and remove an overhang due to feedback. The discussion includes the addition of soffit downlighting.

Additional changes also involved removing an overhang, addition of bays on the second, third, and fourth floors, and using Clapboard siding.

The Board approved the plan with conditions to reduce the cornice projection to not more than eighteen inches from the building's face and add planter boxes or window boxes along the sidewalk, especially at the corner.

A motion to approve the plan with two conditions: reducing the cornice line and adding plant boxes or planters along the exterior was made and seconded. All voted in favor.

Other Items:

Cooling Corridors Tree Grant-

- Cheryl McCormick, Assistant Town Manager, discussed the submission of the Cooling Corridors Grant and the need for the Planning Board to review and understand the number of trees, the locations, native species, and the reasoning behind the tree placement. It was well received by the Planning Board. It was noted the grant language requires 3A compliance, but the Town will apply anyway.

Review of Meeting Minutes:

The Board reviewed the Meeting Minutes from February 2025 and approved them.

- There was discussion with issues with the AI transcription, including summaries that repeat information and incorrect numbers. Cheryl McCormick explained the use of AI for transcription and the process of reviewing and correcting the transcripts before approval.
- The Board agreed to review the April 2025 and June 2025 Meeting Minutes at the next meeting to allow for time to review and make edits.