



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

MEETING MINUTES: AUGUST 21, 2025

PROPERTIES DISCUSSED:

*** 115 Read Street:** The Applicant requested to withdraw the project.
A motion to withdraw 115 Reed Street without prejudice is made and seconded. All voted in favor.

*** 67 Woodside Avenue:** The Applicant's Attorney summarized the previous meeting and previous discussions on water runoff, drainage, parking spots, and the snow storage area. The new plans and documents submitted were reviewed including updated site plans, design renderings, and easement documentation. A variance for a half-story addition and confirmation of the pre-existing non-conforming lot status was requested.

No Public Comments Made.

Concerns were raised and discussed about the rear elevation rendering and the legal opinion on easements. The easement issue and the need for a written opinion from an independent town council was also discussed.

The easement and its implications for parking were discussed including suggestions that the parking spaces should be moved to the building side for easier egress. The historical use of the easement for parking and deliveries was discussed along with the importance of addressing parking concerns to avoid future litigation.

The Board's discussed need to consider the parking issue with one member suggesting that the board should not grant the variance without addressing parking.

A motion to grant the variance, including a special permit to extend the non-conforming structure vertically, was made and seconded. The motion is seconded and passed, with a vote of 4-1.

*** 760 Shirley Street:** The Applicant's Attorney described property as a multi-family home and that the building permit was denied for non-compliance with the minimum left side setback. The Applicant discussed that the proposed alteration will not increase the non-conformity and respect the zoning ordinances and that the proposed work will not negatively impact traffic, public safety, or neighborhood character.

No Public Comments Made.

The Board discussed the elevation affecting views behind the house and the legal interpretation of the project as an alteration rather than an extension.

A motion to grant the special permit and variance, finding that the project will not be detrimental to the neighborhood was made and seconded and passed, with a vote of 5-0.

MEETING MINUTES REVIEWED:

Meeting Minutes from 7/17/25 were deferred to September 18, 2025, Meeting.

A motion to adjourn was made and seconded. All voted in favor.