

Zoom Information

Phone: 1-309-205-3325
Meeting ID: 876 1876 7831
Passcode: 106110

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2025 SEP 11 A 11: 26

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

Date/Time: September 18, 2025, 6:30 PM

Location: Harvey Hearing Room, Town Hall

Zoom link:

<https://us02web.zoom.us/j/87618767831?pwd=857n7GmKfftxI6IajN6Tzg2N5S>

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	File Number	Address	Applicant	Brief Description	H/ C
•	2025-010	8 Sheryl Lane	Green Properties LLC. / Attorney Alyssa Vachon Daigneault	The Applicant seeks a permit to extend the existing garage per plans submitted at the referenced address. The permit was denied due to noncompliance of proposed structure with respect to minimum front yard setback regulations.	Continued from- 7/17/25 *** Applicant would like to continue this until 2026. Waiver submitted.***
•	2025-015	95 Bowdoin Street	Mercedes Tran and Jonathan Carlozzi/ Attorney Terence Delehanty	The Applicant seeks an appeal from the Building Commissioner's cease-and-desist order prohibiting rental of a renovated garage for which permits were issued, and from the denial of a permit for an Accessory Dwelling Unit (ADU) that complies with state law.	Hearing- 9/18/25

•	2025-013	210 Winthrop Street	Capricorn 24 Series, LLC. (Chris Young)/ Attorney Terence Delehanty	The Applicant seeks a permit to demo a pre-existing non-conforming structure and construct a four (4) story mixed-use building containing one (1) commercial office space and forty-two (42) residential dwelling units, with parking underneath on the first floor. The proposed project is within the Center Business District and is a permitted use. According to a recent determination regarding the boundary lines of the Center Business District submitted by the Commissioner of Inspectional Services, the project abuts an RA district, therefore limiting the project to two and a half (2 ½) stories. The permit has been denied for noncompliance with respect to minimum side yard setback and noncompliance of proposed structure with respect to max stories/ height of two and a half (2 ½) stories.	Hearing- 9/18/25
•	Meeting Minutes for Review and Approval: 7/17/25 & 8/21/25				
Adjourn					

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.