

Zoom Information

Phone: 1-301-715-8592
Meeting ID: 842 7560 8603
Passcode: 888659



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

Date/Time: **October 16, 2025, 6:30 PM**

Location: Harvey Hearing Room, Town Hall

Zoom link:

<https://us02web.zoom.us/j/84275608603?pwd=m4UfBpFb5SE10vSybxttpvS4B7>

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	File Number	Address	Applicant	Brief Description	H/ C
•	2025- 012	200 Main Street	Wave Way Realty, LLC. / Attorney Terence Delehanty	The Applicant seeks to add to the existing structure and develop a two and a half (2 ½) story, five (5) town house style condominiums in an R-A District. Parking was also submitted and shows the parking is in compliance. A variance for relief from the provisions to establish a five (5) town house structure in the R-A zone which does not allow for dwelling units.	Hearing- 10/16/25
•	2025-014	7 South Main Street	Hampton Shahnaz Realty Trust/ Shahnaz Hampton/ Attorney Terence Delehanty	The Applicant seeks a permit to construct a dormer in front of house and an addition on the left side of the property and a platform and new set of stairs on the right side leading to the second floor also a carport on the left driveway side of property. Relief of a special permit for expansion of nonconforming. The proposed dormer will create a third (3) story which requires a variance. Noncompliance of proposed structure with respect to minimum side yard setback. 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- 10/16/25

•	2025-013	210 Winthrop Street	Capricorn 24 Series, LLC. (Chris Young)/ Attorney Terence Delehanty	The Applicant seeks a permit to demo a preexisting 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.	Continued from 9/18/25
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•	2025-016	152 Somerset Avenue	Vanessa Flavin and Ricardo Vergara Navarro	The Applicant seeks a permit to remove the existing roof and construct a 2nd story addition to an existing single-family home. The permit was denied in accordance with the Town's By Laws due to non-compliance of proposed structure with respect to the minimum right side yard setback.	Hearing- 10/16/25
•	Meeting Minutes for Review: 9/18/25				
Adjourn					