

October 16, 2026- ZONING BOARD OF APPEALS MEETING MINUTES

Time: 6:30 p.m.
Location: Winthrop Town Hall-Harvey Room & Virtual via Zoom
Members Present: Marc Chapdelain, Thomas Chiunina, Jordan Senerth, Jason Wright, and John Young
Members Absent: Darren Baird (Chair)

PETITION: 2025-012 200 Main Street

The Petitioner, Wave Realty, LLC, represented by Attorney Terence Delehanty, 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 that parking complies.

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.

This matter was heard but continued to November 20, 2025, meeting.

MOTION: Motion to continue this matter was made and seconded. All present voted in favor.

PETITION: 2025-014 7 South Main Street

The Petitioner, Hampton Shahnaz Realty Trust, represented by Attorney Delehanty, 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 is requested.

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.

This matter was heard and the special permit and variance were granted with the condition that there is no kitchen on the third floor.

MOTION: Motion to approve this matter was made and seconded. Members voted 4-0.

PETITION: 2025-013 210 Winthrop Street

The Petitioner, Capricorn 24 Series, LLC, represented by Attorney Terence Delehanty, 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

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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.

This matter was heard but continued to a special hearing on October 30, 2025, meeting.

MOTION: Motion to continue this matter to a special hearing on October 30, 2025, was made by Member Wright and seconded by Member Young.

PETITION: 2025-016 152 Somerset Avenue

The Petitioner, Vanessa Flavin and Ricardo Vergara Navarro, 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.

This matter was heard and the special permit to expand a non-conforming structure and the variance to allow the right yard setback were granted.

MOTION: Motion to approve this matter was made and seconded. Members voted 4-0.

OTHER BUSINESS:

- **Meeting Minutes for 9/18/25 will be continued to the 11/20/25 meeting.**

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