



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

MEETING MINUTES- October 20, 2025

ATTENDANCE

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

PROPERTIES DISCUSSED:

- **10-26 Somerset Avenue** — The property is in the process of converting from apartments to condominiums. As part of this conversion, the building's parking was reviewed, including consideration of limiting and monitoring the number of residential parking passes issued by the Town. Ultimately, the Town agreed to allocate seven (7) residential parking stickers, contingent upon the Condominium Association providing the Town with proof that all other on-site parking spaces have been assigned or deeded to individual units and that there is a demonstrated need for the additional seven (7) stickers.

The Condominium Association shall remove one (1) on-site handicapped parking space and restripe it as a unit parking space, subject to the Council's approval of one on-street handicapped parking space. A motion was made and seconded, and the vote was unanimous in favor.

Review of the Parking in the CBD- Parking utilization within the Central Business District (CBD) was discussed to ensure that parking availability is maximized. The discussion included brainstorming the importance of maintaining visible storefronts to encourage patronage, as well as considering whether employees could be asked to use municipal lots in order to increase on-street parking turnover.

Public Comment: A member of the Town Council was present and advocated for maintaining the CBD as an accessible area for retailers and residents alike. A resident echoed and seconded this sentiment.

- The Town Manager and Town Council would look into conducting a parking assessment of the area to better determine what, if anything, should be changed in the Town's Ordinances.

The Planning Board suggests an updated Parking Study from the Town Council. A motion was made and seconded. All voted in favor.

- **Meeting Minutes from 8/25/25 were reviewed, revised, and approved.**
- **Meeting was adjourned.**