

Zoom Information

Phone: 1-309-205-3325

Meeting ID: 884 9902 2167

Passcode: 314951

**RECEIVED**

2025 OCT 22 A 9:55

TOWN CLERK
WINTHROP, MASS**TOWN OF WINTHROP BOARD OF APPEALS****1 Metcalf Square, Winthrop, MA 02152**

[o] (617) 846-1852 x 1013

Date/Time: October 30, 2025, 6:30 PM**Location: Harvey Hearing Room, Town Hall****Zoom link:** https://us02web.zoom.us/j/89509573717?ampDeviceId=db7c8d0c-2487-4cb3-b209-b490d595754e&SessionId=1761058028572&DeviceId=db7c8d0c-2487-4cb3-b209-b490d595754e&SessionId=1761058028572&gl=1*1fzptd* gcl au*NzQ0NDk5NjluMTc1ODIzMjA3OC4xNjQzNzIyNzY2LjE3NjA5ODc2MDluMTc2MDk4NzYwMQ..* ga *MTIzMDQ3MzMzMjA3OC4xNjQzNzIyNzY2LjE3NjA5ODc2MDluMTc2MDk4NzYwMQ..* ga L8TBF28DDX*cZE3NjEwNTgwMjgkbzI1JGcxJHJHxNzYxMDU4MTA3JG02MCRsMCRoMA..

File Number	Address	Applicant	Brief Description	Hearing
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 10/16/25
		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.