



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

**SPECIAL HEARING MEETING MINUTES: October 30, 2025**

**PROPERTIES DISCUSSED:**

- **210 Winthrop Street-** The Winthrop Board of Appeals reviewed a revised proposal for a mixed use building at 210 Winthrop St. The initial plan included 12- two-bedroom units, 31-bedroom units, and commercial space, but was revised to 33 one-bedroom units, 8 two-bedroom units, and one commercial unit, with 41 parking spots. The building's height was adjusted to comply with zoning, and features include bicycle storage and a central atrium. The revised plan includes stepping back along the RA district boundary, incorporating bicycle storage, and combining commercial spaces.

David Barsky, Architect, explained the consolidation of the retail unit and the addition of bicycle parking inside the garage. The building has a central open-to-the-sky atrium area, which allows for more windows and bedrooms. The building's design aims to respond to comments from the previous hearing, including the consolidation of building services away from the street. The upper levels have not changed much, and the building has a central open atrium area. The building's design includes a pitch roof and a central atrium to allow for more windows and bedrooms. The building's height and design are adjusted to fit the neighborhood's context and comply with the RA district boundary. The rear of the building is stepped back to meet the scale and neighborhood compatibility. The building includes a significant buffer of trees and shrubs along the rear lot line to minimize the impact on adjacent residential properties.

- Public Comments:
  - o Concerns were raised about the building's brick facade and the impact on the neighborhood's aesthetic; the width of the sidewalk and the impact of the building's height on the neighborhood; the hardship and the height of the building, and questions the type of retail space being proposed; and the balance between parking and retail in the CBD and the impact of adding four stories.

The Board discussed the possibility of reducing the building's height to three stories and requested further adjustments before making a decision. The standards for granting a variance and the Board's role in evaluating hardship were discussed.

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The Applicant responded to questions about the building's design, including the height, parking, and retail space. The Board discusses the impact of the building's height on the neighborhood and the need for a balance between parking and retail.

A motion to continue until December 18, 2025 was made and seconded. All voted in favor.

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