



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

MEETING MINUTES: NOVEMBER 17, 2025

PROPERTIES DISCUSSED:

- **67 Woodside Avenue-**

The Applicant, through their attorney, presented this three-story, mixed-use building, with four units that require variances for height and rear yard setback, and a special permit for non-conforming structure extension.

Attorney Delehanty explains the need for variances and special permits, mentioning Board of Appeals decision number 2025-05. The project includes a three-story structure with a reduced rear yard setback from 15 feet to 10 feet. The existing structure is unoccupied, and the plan includes easements for access by other property owners. The plan includes a shared parking arrangement with 3.8 parking slots, providing three spaces.

No Public Comments were made.

Board Discussion:

- Concerns were raised about the parking ratio, noting that four units typically require four parking spaces and the importance of increasing the parking ratio to four spaces.
- Questions about the feasibility of planting in front of the proposed paved driveway and the impact on the easement.
- There was discussion about the need for more glazing on the left side of the building to make it feel more commercial.
- The board suggests adding dormer roofs on the third floor to soften the building's appearance.
- Concerns were raised about the height of sconces near the sidewalk and the material transition from fiber cement to concrete.
- The board emphasizes the importance of a commercial look for the ground floor, including potential awnings and varied materials.
- The board discusses the feasibility of interior demolition only, advising against full demolition until a permanent plan is in place.

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- Emphasis was placed on the importance of consistent and organized drawing sets for future submissions.
- A motion was made and seconded to continue this project until December 14, 2025, to ensure all comments are addressed. All voted in favor.

MEETING MINUTES REVIEWED:

Minutes from October 20, 2025, were deferred to December 15, 2025.

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