

Zoom Information

Phone: 1-312-626-6799

Meeting ID: 875 0412 9916

Passcode: 147431

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

[o] (617) 846-1852 x 1013

Date/Time: **November 20, 2025, 6:30 PM**

Location: Harvey Hearing Room, Town Hall

Zoom link:

<https://us02web.zoom.us/j/87504129916?pwd=wR8UiMgmDT9ItrYmsNr8LraBM>[OO3im.1](#)

	File Number	Address	Applicant	Brief Description	H/ C
•	2025- 012	200 Main Street	Wave Way Realty, LLC. / Attorney Terence Delehanty	The Applicant 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 the parking is in compliance. 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.	Continued from: 10/16/25

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•	2025-017	157 Grovers Avenue	James Calvin/ Attorney Terence Delehanty	The Applicant 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. The permit was denied due to noncompliance of proposed structure with respect to minimum left side yard setback. A special permit is needed for the expansion of nonconforming use.	Hearing- 11/20/25
•	2025-018	44 Bowdoin Street	Eagle Restoration and Construction/ Attorney Terence Delehanty	The Applicant seeks a permit to remove the existing roof and construct a 3rd floor addition to an existing single-family home. The permit was denied in accordance with the Town's By Laws for special permit for the expansion of nonconforming use and the structure exceeding 2.5 stories in the RA District.	Hearing- 11/20/25
•	2025- 019	990 Shirley Street	Love Unleashed/ Danielle Logan	The Applicant seeks a permit to convert a one-story structure to a doggy day care in a BA district where the use is not allowed so therefore a use variance is needed.	Hearing- 11/20/25
•	Meeting Minutes for Review:	10/16/25 10/30/25			
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.