



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

MEETING MINUTES: November 20, 2025

PROPERTIES DISCUSSED:

- 157 Grovers Avenue- The Applicant sought a special permit to enclose a porch, which was granted without a variance. Attorney Delehanty presented the case for a special permit under General Law 48 Section 6 and the zoning by-laws of Winthrop. The project involves enclosing an existing porch on a single-family dwelling, which is a pre-existing non-conforming structure. The project does not increase the non-conforming nature of the structure and meets the criteria for a special permit under Section 6. Two written communications were read into the record, one in support and one in opposition to the project. The board discusses the intensification of the non-conforming structure and the need for a special permit. A motion to grant the special permit with the condition that no variance is required is made and seconded. All voted in favor.
- 44 Bowdoin Street- The Applicant proposed a third-story addition, but due to parking and noise concerns, the board continued the matter to December. Attorney Delehanty presents the case for a special permit and a half-story variance for a two-family home at 44 Bowdoin Street. The project involves removing the existing roof and constructing a third-floor addition while staying under the 35-foot height limit. Concerns were raised about the impact on the neighborhood, including parking and noise. The Board discussed the intensification of the non-conforming structure and the need for a special permit. A motion to continue the matter to December 18, 2025, was made and seconded. All voted in favor.
- 990 Shirley Street- The Applicant proposed a doggy daycare, facing opposition due to noise and parking issues. The board discussed the need for a special permit and conditions, including limited hours and staffing. The Board discussed a proposal for a doggy daycare in a mixed-use property. Concerns included the need for a kennel license, potential noise and odor issues, and the impact on the neighborhood. The Applicant plans for 10-16 dogs but faces uncertainty over licensing approval. The Board emphasized the need for detailed plans, including sanitation and parking solutions. The Applicant agreed to provide additional details, such as kennel requirements and operating conditions, to address Board concerns and ensure compliance with zoning and licensing regulations. A motion to continue this project to December 18, 2025, was made and seconded. All voted in favor.
- 200 Main Street- The Applicant withdrew the application for this project. Attorney Delehanty confirmed the withdrawal request on behalf of the board. A motion to withdraw without prejudice is made and seconded. All voted in favor.

Meeting Minutes:

The Meeting Minutes from October 30, 2025 were reviewed and approved.

Please Note: This record may have been created with voice recognition software. Wrong word or 'sounded like' substitutions may have occurred due to the inherent limitations of the software. If words or phrases appear to be out of context and the meaning of a phrase or sentence is unclear, please contact our office for clarification.