

January 22, 2026- ZONING BOARD OF APPEALS MEETING MINUTES

Time: 6:30 p.m.
Location: Winthrop Town Hall-Harvey Room & Virtual via Zoom
Members Present: Darren Baird (Chair), Thomas Chiunina, Jordan
Senerth, Jason Wright, John Young, Marc Chapdelaine
Members Absent:

PETITION: 2024- 015 50 SOMERSET AVENUE

Petition by Faretra Family Trust, through its counsel Attorney Delehanty requested an extension of the one (1) year statutory period to exercise the relief previously granted, specifically to pull a building permit for the property located at 50–56 Somerset Avenue, Winthrop, Massachusetts.

MOTION: A Motion was made by XXXX and seconded by XXX All in favor of granting a 6-month extension of the one (1) year statutory time period in accordance with Massachusetts General Laws Chapter 40A, Section 10. The Board finds that the request was timely filed and that good cause was shown for the extension. The Board find that the request for an extension of six (6) months, commencing from the expiration date of the original approval, within which the applicant must obtain the required building permit. The extension was granted to August 20, 2026. All other conditions and requirements of the original decision remain in full force and effect.

VOTING MEMBERS: 5-0 IN FAVOR

The motion passed by a vote of 5-0, with Members D.Baird (Chair), M. Chapdelaine, J. Senerth, J. Wright, J. Young Member T. Chiudina voting in favor.

PETITION: 2022-012 63-69 PUTNAM STREET

Petition by Tieri Realty 63 LLC, Antonio Tieri sought an extension of the one (1) year statutory period to exercise the relief previously granted, specifically to pull a building permit for the property located at 63-69 Putnam, Winthrop, Massachusetts.

MOTION: The Board voted to grant an extension of the one-year statutory period in accordance with Massachusetts General Laws Chapter 40A, Section 10. The Board finds that the request was timely filed and that good cause exists to grant the extension. Accordingly, the Board hereby grants an extension of six (6) months, until November 28, 2026, measured from the expiration date of the original decision, within which the applicant must obtain the required building permit. All other terms, conditions and requirements of the original decision remain in full force and effect.

MOTION: A motion was made by Darren Baird (Chair)and seconded by Mr. Wright.

VOTING MEMBERS: 5-0 IN FAVOR

The motion passed by a vote of 5-0, with Members M. Chapdelaine, J. Senerth, J. Wright, J. Young Member T. Chiudina voting in favor.

PETITION: 2025- 013 210 WINTHROP STREET
WITHDRAWN WITHOUT PREDUDICE. MATTER NOT HEARD

Petitioner Capricorn 24 Series, LLC, through its counsel Attorney Delehanty requested a permit to demo a pre-existing 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.

MOTION: A Motion was made by XXXX and seconded by XXX Vote 5-0-0 in favor of granting relief.

VOTING MEMBERS: 5-0 IN FAVOR

The motion passed by a vote of 5-0, with Members M. Chapdelaine, J. Senerth, J. Wright, J. Young Member T. Chiudina voting in favor.

PETITION: 2025- 018 44 BOWDOIN STREET
WITHDRAWN WITHOUT PREDUDICE. MATTER NOT HEARD

Petitioner Eagle Restoration and Construction through its counsel Attorney Delehanty requested 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.

MOTION: A Motion was made by XXXX and seconded by XXX.

VOTING MEMBERS: 5-0 IN FAVOR

The motion passed by a vote of 5-0, with Members M. Chapdelaine, J. Senerth, J. Wright, J. Young Member T. Chiudina voting in favor.

PETITION: 2025- 020 158 HIGHLAND AVENUE

Petitioners Michael and Katherine Beaties sought a permit to convert the current preexisting non-conforming 3- family structure, to a 4-unit residential building. The permit was denied in accordance with the Town's By Laws that 3-family structures are not permitted in the RA District. The Building Commissioner denied the permit asserting that a four-unit residential use is not permitted in the RA District and that parking may be noncompliant; however, pursuant to the legal opinion of Town Attorney James Cipoletta, the relief sought may be granted by Special

Permit as an alteration/extension of a pre-existing nonconforming structure/use, and no variance is required for the project as proposed.

MOTION: A motion, with amendments, was duly made by J. Wright and seconded by J. Young.

VOTING MEMBERS: 4-1 IN FAVOR

The motion passed by a vote of 4-1, with Members M. Chapdelaine, (Acting Chair), J. Senerth, J. Wright, J. Young voting in favor and Member T. Chiudina opposed.

PETITION: 2025- 019 990 SHIRLEY STREET

WITHDRAWN WITHOUT PREDUDICE. MATTER NOT HEARD

Petitioner, Love Unleashed seeks a permit to convert a one-story structure to Doggy Day Care in a BA district where the use is not allowed so therefore a variance is needed.

MOTION: A Motion was made by XXXX and seconded by XXX All in favor of granting applicant's request to withdraw without prejudice was allowed.

VOTING MEMBERS: X-X IN FAVOR

The motion passed by a vote of X-X, with Members M. Chapdelaine, (Acting Chair), J. Senerth, J. Wright, J. Young voting in favor and Member T. Chiudina opposed.