



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

MEETING MINUTES: February 12, 2026

PROPERTIES DISCUSSED:

158 Highland Avenue- This project is a proposal to convert a three-family home into a four-family home. The Applicant submitted an updated plan showing eight off-street parking spaces. The Board reviewed opposition from neighbors, citing parking issues, safety concerns, and potential overcrowding and a Legal Opinion by Town Counsel, James Cipoletta. This Legal Opinion indicated a special permit, not a variance, was needed.

After considering the concerns about parking accessibility and buffer zones, the Board granted the special permit, with conditions including compliance with life safety requirements and maintaining parking spaces, including using striping to designate the eight on-site parking spaces and correcting any parking inefficiencies prior to issuance of the final Certificate of Occupancy.

Lastly, the Applicant must ensure the new basement unit meets all life-safety, minimum ceiling height, ventilation, egress and Board of Health requirements (including sprinklers) before occupancy.

A motion was made and seconded. A vote of 4-1 in favor was made.

A motion to adjourn was made and seconded. All voted in favor.

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