

MARCH 19, 2026-ZBA MEETING MINUTES

Time: 6:30PM-7:45PM
Location: Winthrop Town Hall-Harvey Room & Virtual via Zoom
Members Present: Darren Baird (Chair), Tom Chiduina, Jason Wright (Assistant Member),
Marc Chapdelaine (Member), John Young (Member-Via Zoom)
Members Absent: N/A

PETITION: 2026-001 Lot 190 Otis Street

Petition by Seth Willliams, Trustee, Otis Street Realty Trust-request for a Special Permit to construct a single-family dwelling om a 4,000 sq. ft. pre-existing nonconforming lot (5,000 sq. ft. required) Attorney Terrance Delahanty opened petition before the Board, explaining the relief needed.

The Winthrop Board of Appeals discussed case number 2026-0001 regarding a proposed single-family dwelling at 191 Otis Street. Attorney Delehanty argued that the lot, which measures 4,000 square feet, meets the 3,500-square-foot minimum required by zoning laws. However, concerns were raised about the lot's compliance with setback requirements and potential merger issues due to historical common ownership.

PUBLIC COMMENT:

- Harry Benson spoke in favor of the proposed project. Harry Benson raises questions about the denial letter, including the need for a seven-and-a-half-foot variance and the elimination of parking from 54 Otis Street.
- Claire Kennedy questions the new house's parking and the impact on her property, expressing concerns about the lack of parking and the potential for a two-family house.
- Andrea Delaney asks about the new unit's car park and the intention to put up a fence after the garage is removed.
- Multiple speakers' express concerns about the lot's dimensions, the garage's angle, and the impact on neighboring properties.

MOTION: A motion was made by Member Wright and seconded by Member Senerth. All present voted in favor.

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.