



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

ZOOM Information

Webinar Link: <https://us02web.zoom.us/j/81904413923?pwd=XQj3qFQd6R0H4p7AGNLDsWpb019SSU.1>
Webinar ID: 819 0441 3923#
Phone: 1-305-224-1968
Passcode: 695266

Location: Harvey Hearing Room, Lower Level, Town Hall

Date: April 16, 2026 **Time:** 6:30 PM

Members	Present:	Absent:
Darren Baird-Chair	☐	☐
Thomas Chiudina, Member	☐	☐
Jordan Semerth, Member	☐	☐
Jason Wright, Member	☐	☐
John Young, Member	☐	☐
Marc Chapdelaine, Member	☐	☐

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File No.	Property Address	Applicant / Owner	Brief Description of Proposal	Heard / Continued
2026-001	Lot on 190 Otis Street	Seth Williams Trustee/ Otis Street Realty Trust 2025/ Attorney Terence Delehanty	The Applicant seeks a permit to construct a two and a half story single family structure to be constructed on a lot that consists of 4000 square feet. This is in noncompliance with respect to minimum lot size requirement. In the alternative, a request for a variance pursuant to M.G.L. c. 40A, §10 or any other relief that the Board finds necessary.	☐ Heard ☐ Continued Continued from 3/19/23
2026-002	990 Shirley Street	Danielle Logan/ Attorney Sean Donahue	The Applicant seeks a permit to convert a one-story structure to a Doggy Day Care in a B-A district where the use is not allowed so therefore a variance is needed.	☐ Heard ☐ Continued
			Meeting Minutes for Review: 10/30/25, 11/20/25, 2/12/26, and 3/16/26	☐ Heard ☐ Continued

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.