

April 16, 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), Marc Chapdelain, Thomas Chiunina, Jordan Senerth, Jason Wright, John Young
Members Absent: Marc Chapdelaine

PETITION: 2026- 001- LOT ON 190 OTIS STREET

Petition by Seth Williams, Trustee/ Otis Realty Trust 2025, and represented by Attorney 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.

Attorney Delehanty opened petition before the Board and requested a continuance as one of the sitting members was absent from the meeting.

MOTION: A motion to continue to May 14, 2026, was made BY??? and seconded BY???. 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), J. Senerth, J. Wright, J. Young Member T. Chiudina voting in favor.

PETITION: 2026- 002- 990 SHIRLEY STREET

Petition by Danielle Logan and through her counsel Attorney Donohue. 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.

Attorney Sean Donahue presented a proposal requesting a variance to operate a small-scale doggy daycare at 990 Shirley Street. The business would run limited hours (9:00 AM–1:30 PM) and accommodate a maximum of 15 dogs.

The property has a long history of commercial use previously housing a variety store and catering operation. The proposal aligns with current regulatory standards, including compliance with Ollie's Law, which mandates licensing and inspections for kennel operations.

Operational plans emphasize minimal neighborhood impact. Dogs will be transported by the owner, reducing parking demand. Noise mitigation measures include acoustic panels and white noise machines. The outdoor space will use artificial grass, gravel, and sand to maintain cleanliness and manage waste effectively. The Applicant also cited personal circumstances,

including health considerations and childcare responsibilities, as factors motivating the establishment of this business

PUBLIC COMMENT:

- Cynthia Hastings expressed concerns about the noise and disruption from a doggy daycare in a residential neighborhood.
- Maureen O'Sullivan worries about the noise and disruption, especially during her conference calls, and questions about the suitability of the small space for the number of dogs.
- Harry Benson, who worked on the building improvements, assured us that noise control measures have been implemented.
- John Bentley questioned the feasibility of cleaning up after the dogs and the potential for dogs to use Surfside Avenue for relief.
- Joe D'Amico, who owns the property, assured us that there is no risk of dogs using Surfside Avenue and that private parking is available.
- Charles Leary raised concerns about the potential for overnight stays and the need for noise study.
- Trisha Hartman questioned the drainage and runoff management of the outdoor area and concerns with noise.
- Maria D'Amico, property owner/landlord emphasized the importance of the business use to prevent the property from becoming vacant.

The Board evaluated the proposed doggy daycare with a focus on potential neighborhood impacts, including noise, traffic, and sanitation. Concerns regarding the number of dogs and the importance of adhering to licensing and inspection requirements were emphasized.

To mitigate impacts, the Board imposed specific conditions on the operation, including: 1)- restricted business hours, 2)- prohibition of overnight boarding, and 3)- a ban on client pickup and drop-off at the site.

MOTION: A motion was made by Member Senerth and seconded Member Wright.

VOTING MEMBERS: 5-1 IN FAVOR

The motion passed by a vote of 5-1, with Members D. Baird (Chair), M. Chapdelaine, J. Senerth, J. Wright, T. Chiudina voting in favor. J. Young voting No.

OTHER BUSINESS:

- **Meeting Minutes Reviewed and Approved:**

October 30, 2025, November 20, 2025, February 12, 2025, and March 16, 2025.

- **Members Needed for ZBA:**

MOTION: A motion to adjourn was made Member Wright and seconded by Member Young. All Board Members present voted in favor.

VOTING MEMBERS: 5-0 IN FAVOR

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