



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/87923754066?pwd=1RxqCwlCOuXUjgiAdYi8bLubUAgXcj.1>
Webinar ID: 879 2375 4066#
Phone: 1-301-715-8592
Passcode: 049039

Location: Harvey Hearing Room, Lower Level, Town Hall

Date: May 14, 2026 **Time:** 6:30 PM

Members

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

Present:

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Absent:

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TOWN CLERK
WINTHROP, MASS

File No.	Property Address	Applicant / Owner	Brief Description of Proposal	Heard / Continued
2026-001	Lot 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: 3/19/26 and 4/16/26
2026-003	54 Otis Street	Seth Williams Trustee/ Otis Street Realty Trust 2025/ Attorney Richard Lynds	In connection with Case No. 2026-001 (where the Applicant seeks a permit to construct on lot 190 a two and a half story single family structure to be constructed on a lot that consists of 4000 square feet), the Petitioner also seeks relief from the applicable provisions of the	☐ Heard ☐ Continued

			Winthrop Zoning By-law related to the pre-existing non-conforming structure located on the adjoining lot (Lot 189) to wit: 17.16.020(J)(1) - minimum lot size, (5,000 square feet required – 4,000 existing); 17.16.020(J)(1) - minimum side yard (10 feet required - <10 existing); minimum off-street parking 17.20.060 (2 spaces required – 0 provided). These would be in noncompliance with respect to minimum lot size requirement, minimum side yard, and minimum off street parking requirements. Request is hereby made for a variance pursuant to M.G.L. c. 40A, §10 with respect to the cited provisions and any other relief that the Board finds necessary.	
2025-004	54 Wilshire Street	Wilshire LLC Attorney Terence Delehanty	Variance issued on 6/30/25 & certified on 7/20/25. Applicant seeks a 6-month extension	☐ Heard ☐ Continued
			Meeting Minutes for Review: 4/16/26	☐ 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.