

May 14, 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), 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 (P&S). 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. Board determined that the Lot was technically merged, its vacant. A 4,000 sq. ft. lot that would otherwise be buildable. Similar findings from Lot 54 Otis and were adopted by reference and not materially different.

MOTION: An Amended Motion was made by Thomas Chiunina friend the same for the lot area, and the hardship that is created. Adopting findings in accordance with 48 Section 10 standards. Seconded by Mr. Wright.

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.

PETITION: 2026- 003- 54 OTIS STREET

Petition by Seth Williams, Trustee/ Otis Realty Trust 2025, and represented by Attorney Richard Lyons (Represents both parties on purchase of house) 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 sought relief from the applicable provisions of the 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.

PUBLIC COMMENTS ON LOT 190 & 54 OTIS:

Jim Delaney-53 Pass Ave.-Opponent to granting variance by removing the parking requirements.

Concerned about elderly neighbors that cannot find parking. Summer invites a lot more traffic, creating the need for additional parking.

Janise Frater-47 Otis St. - Opponent to granting variance. Concerned with the new growth of plants, trees. She is not against new buildings, however, does not want any new building to be approved with no parking.

Andrea Delany-53 Tasso Ave.- Concerned if the Board approved: Lot 190, they are essentially creating a non-conforming lot at 54 Otis creating two non-conforming lots. She stated that the applicants are causing their own hardship. Attorney Lyons was told he needs to provide a stamped plot plan for 54 Otis.

The board discusses the potential for adding parking to 54 Otis and the implications of merging the lots.

Marc Chiudina makes a motion to grant the relief requested for 54 Otis, including the side yard setback and front yard parking.

The motion is seconded and approved by the board, with conditions that the car park be constructed before any dwelling units are built.

MOTION: A motion was made by Darren Baird (Chair) and seconded by Mr. Wright

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.

PETITION: 2026- 004- 54 WILLSHIRE STREET

Request by Wilshire LLC seeks an extension of 6 months of previously issued variance on 6/30/25, certified on 7/20/25 due to unforeseen circumstances. Extension runs from the date of the variance, not the date of certification which would be 12/30/26 under 40A, section 10.

MOTION: A was made to by Darren Baird (Chair) to extend the time frame for the variance to December 30, 2026, and Seconded by Jordan Senerth.

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.

OTHER BUSINESS: 2024-015-50 **Somerset Ave.** seeks to reduce the original relief requested. Darren Baird (Chair) informed Attorney Delahanty that legal notice was not required for a plan reduction because no new relief was being requested from the Board. They will be heard on June 25, 2026, hearing.

Meeting Minutes Reviewed and Approved:

- April 16, 2026

MOTION: A motion to accept April 16, 2026, Meeting Minutes was made by Darren Baird (Chair) and seconded Jason Wright. All present voted in favor 5/0.

The Board also discusses the need for new members and the process of appointing them. As of July 1, 2026, the Board will have 3 vacant seats. The Board is a board of 8, currently operating with 6 members. Board would like to have 8 members, Marc Chapdelaine is not seeking reappointment. Board will be only 5 members by July 1, 2026.