



**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/83831398239?pwd=onbhRj3myH6Q8LuriudRuaTjjUmBHU.1>

**Webinar ID:** 838 3139 8239#

**Phone:** 1-312-626-6799

**Passcode:** 500248

**Location:** Harvey Hearing Room, Lower Level, Town Hall

**Date:** June 25, 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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WINTHROP, MASS

| File No. | Property Address   | Applicant / Owner                                     | Brief Description of Proposal                                                                                                                                                                                                                            | Heard / Continued                                                                                                |
|----------|--------------------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 2026-004 | 312 Shirley Street | Winthrop Hospitality, LLC/ Attorney Terence Delehanty | The applicant seeks a permit to convert the current lodging- hotel to a 30-unit apartment building. Relief is requested to establish an apartment building in B-A zone which does not allow preexisting multiple units and a variance regarding parking. | <input type="checkbox"/> Heard<br><input type="checkbox"/> Continued<br><input type="checkbox"/> New Application |
| 2024-015 | 50 Somerset Street | Faretra Family Trust/ Attorney Terence Delehanty      | The applicant 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.                          | <input type="checkbox"/> Heard<br><input type="checkbox"/> Continued<br><input type="checkbox"/> New Application |
|          |                    |                                                       | Meeting Minutes for Review: 3/2026 and 4/2026                                                                                                                                                                                                            | <input type="checkbox"/> Heard<br><input type="checkbox"/> Continued<br><input type="checkbox"/> New Application |

*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.*