



TOWN OF WINTHROP-PLANNING BOARD

1 Metcalf Square, Winthrop, MA 02152

[o] 617-846-1852 x 1013

ZOOM INFORMATION

Webinar Link: <https://us02web.zoom.us/j/83239553256?pwd=O0Mg5CCa5l6eAfW79vi6wt3Lxfsq6a.1>

Webinar ID: 832 3955 3256#

Phone: 1-301-715-8592

Passcode: 775338

Location: Harvey Hearing Room, Lower Level, Town Hall

Date: AUGUST 24, 2026

Time: 7:00 PM

Members Present: Absent:

Chris Boyce-Chair	☐	☐
Honor Merceret	☐	☐
Sarah Jane Fourness	☐	☐
Alyssa Gamble	☐	☐
Jason Pollutro	☐	☐

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WINTHROP, MASS

File No.	Property Address	Applicant / Owner	Brief Description of Proposal	Heard / Continued
2026-PB2	210 Winthrop Street	Capricorn 24 Series LLC/Attorney Terence Delehanty	The Applicant proposes a mixed- use building in the Center Business District consisting of 19 residential units and 1 commercial unit.	☐ Heard ☐ Continued
	Tree Variance		A motion from the Tree Committee wanting to add Section G to the current 17.44.060-Materials for Review-Required) for multifamily, commercial and industrial projects only) Ordinance. Because the proposed amendment would modify Chapter 17.000 of the Town's Zoning Ordinance, the matter must be referred to Planning Board for a public hearing and recommendation to the Town Council prior to any action being taken by the Council. The Tree Committee has proposed adding Section G, as follows:	☐ Heard ☐ Continued

Section G. Developer Tree Plan: A Developer Tree Plan that has been approved by the Tree Warden and that is consistent with Section 13 of "Title 12-Streets, Sidewalks, and Public Places, Chapter 12.48-Trees."

Use Variance Discussion

Motions submitted by: Town Counsel Attorney Cipoletta, the Rules and Ordinance Sub Committee, Councilor Millar, Councilor Swope, and Councilor Dimes

Various motions were submitted to amend the current Use Ordinance. Currently 17.52.030 states: "That the provisions of Section 17.52.030 of the Winthrop Town Ordinances, titled Variances, be amended by striking the words "use or" in the first sentence. The amended ordinance shall read as follows:

17.52.030 - Variances.
The board of appeals may authorize a variance from the terms of this title for a particular parcel of land or for an existing building where, owing to conditions especially affecting such parcel or such building but not affecting generally the district in which it is located, a literal enforcement of the provisions of this title would involve substantial hardship, financial or otherwise, to the appellant and where desirable relief may be granted without substantial detriment to the public good and without nullifying nor substantially derogating from the intent or purpose of this title.
Before any variance is granted the board of appeals must find all conditions to be present as specified in G. L. c. 40A."

☐ Heard ☐ Continued
7/20/26

Meeting Minutes for Review:
7/20/26

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.