

## **June 25, 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- 004- 312 Shirley Street:**

Petition by Winthrop Hospitality, LLC, and represented by Attorney 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 a B-A zone which does not allow preexisting multiple units and a variance regarding parking.

Attorney Delehanty, on behalf of the Applicant, explained the history of the property, its current use as a lodging house, and the need for a variance or special permit to convert it to apartments.

The Board discussed the unique physical conditions of the property, including its location within the flood zone and the impracticality of providing additional parking without substantial alterations.

The Board discussed converting a lodging house to apartments, noting the property's 30 units and current parking issues. Concerns included parking variance needs and the impact on the neighborhood. The Board requested more detailed information on occupancy and parking plans. It was noted that there is a cease-and-desist order on the property and the current terms of stay. However, Attorney Delehanty explained that the cease and desist was rescinded and that the property operates with semi-permanent stays.

Concerns about parking and the current state of parking on Shirley Street were raised.

The current occupancy and the sustainability of the property as a lodging house was also raised. The Board discussed the need for a detailed parking plan and the impact of the proposed use on the neighborhood. The need for a variance standard rather than a special permit standard and reducing the number of units to alleviate parking concerns were also discussed.

It was suggested that the Applicant coordinate with the architect, parking engineer, and property owner to develop updated information and options for current lodging-house occupancy patterns, detailed parking layout with stall dimensions and setbacks, and potential reductions in unit count/density and prepare revised plans to present at the continued hearing on August 20, 2026.

### **MOTION:**

A motion to continue this until the August 20, 2026, meeting was made by XXX and seconded by XXX.

**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: 2024- 015- 50 Somerset Avenue:**

Petition by Faretra Family Trust and represented by 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.

Attorney Delehanty introduced the Faretra Family Trust's plan to redevelop 50 Somerset Avenue with a three-story mixed-use building.

The revised plans reduce the number of units from 17 to 12, eliminate mechanical parking stackers, and increase ground floor commercial space. David Bosque, the architect, explained the modifications and the preservation of the existing building's character.

The Board discussed the proposed design, including the use of existing openings, the addition of balconies, and the overall architectural vocabulary.

The Board reviewed revised plans for reducing units from 17 to 12 and eliminating mechanical parking stackers. The architect emphasized preserving the existing building's character and addressing parking and density concerns.

The Applicant discussed the proposed residential development with 12 units, including six one-bedroom and four two-bedroom units on each of the two upper levels. The project includes a setback due to zoning requirements. The units on the second floor are generously sized, with a typical one-bedroom unit being 600 square feet. Parking spaces total 10.

Concerns were raised about the lack of an elevator and potential overhangs on the rear lot line. The Board approved the plan change, subject to flattening the overhang and ensuring the rear lot line is flush.

Public Comment:

- Abutter inquired about the exact location and number of units in the drawings.
- Abutter from Precinct 2 expressed love for the project and asked about moving in.

**MOTION:**

A motion to close public comment was made by XXX and seconded by XXX.

**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.

The Board questioned the design of the third-floor units, particularly the size of offices and bedrooms. The Board also raised concerns about the lack of an elevator, and the Applicant explained the building code requirements and the decision not to include an elevator. Attorney Delehanty clarified that the design is not to avoid parking requirements.

There was discussion about structural design and potential issues with parking spaces and it was assured that the design will not compromise the floor plan or parking spaces.

It was suggested that the Applicant revise the proposed development by flattening the cornice line and adjusting the rear wall/light-well detail so that the building line is flush with the rear RA lot line and does not overhang abutting residential properties and update the site and elevation drawings accordingly. The

Applicant should meet with the Building Commissioner to review applicable statutes and confirm that the current variance extension and construction start timeline for 50 Somerset Avenue comply with legal requirements.

The Board asked about the original agreement on parking and whether it still applies and Attorney Delehanty confirmed that the conditions will carry forward.

The lightwell on the second floor and its impact on the rear elevation was discussed. The design intent and the need for a window to allow a bedroom without penetrating the wall was explained. The architectural relief on the rear elevation and its compliance with setback requirements were discussed.

The need to flatten the architectural relief to avoid exceeding the lot line, the importance of maintaining the existing building's character were raised. The Applicant assured that the brickwork will be preserved and cleaned without disturbing asbestos and to avoid disturbing the neighborhood.

The Applicant agreed to draft a concise Decision Letter approving the plan change for 50 Somerset Avenue (substituting the revised three-story mixed-use plan for the previously approved four-story plan) and removing the stacker and overhang-related variance conditions, then submitting the draft decision to the Board for review and prompt issuance.

**MOTION:**

A motion was made by XXX to continue the hearing to August 20, 2026, and seconded by XXX.

**Meeting Minutes Reviewed and Approved:**

- May 15, 2026

**MOTION:**

A motion to accept May 15, 2026, Meeting Minutes was made by XXX and seconded by XXX.

**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.