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/89629838507?pwd=zdDVEKOaynrsJMb6WWNpmEKv2iiaDr.1
Webinar ID: 896 2983 8507#
Phone: 1-305-224-1968
Passcode: 236839

Location: Harvey Hearing Room, Lower Level, Town Hall

Date: **November 19, 2026** **Time: 6:30 PM**

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TOWN CLERK
WINTHROP, MASS

Members	**Present:**	**Absent:**
Darren Baird-Chair	☐	☐
Scott Bocchio, Member	☐	☐
Thomas Chiudina, Member	☐	☐
Frederick Gutierrez, Member	☐	☐
Jordan Senerth, Member	☐	☐
Jason Wright, Member	☐	☐

File No.	Property Address	Applicant / Owner	Brief Description of Proposal	Heard / Continued
2026-006	258 Court Road	Daniel J. Mahoney and Meghan M. Mahoney as Trustees of the Mahoney Family Revocable Trust	The Applicant seeks an appeal that a prior determination of allowing a fence that rested upon fence height alone. The Ordinance makes visibility critical to the inquiry and requires a showing that the structure will not restrict visibility in such a way as to hinder safe driveway entry. The Applicant requests the Board to apply section 17.16.020(E)(1) to the actual configuration and sight conditions presented at the Property.	☐ Heard ☐ Continued
2026-001	Lot 190 Otis Street	Jason Deeb, Trustee of the 54 Otis Street Realty Trust II/ Attorney Richard Lynds	Lot 190 Owner respectfully requests that the Board consider: 1) That the Board's decision in Case No. 2026-001 is final and recorded, and that Lot 190 is a separate lot on	☐ Heard ☐ Continued

			which a single-family dwelling may be constructed in accordance with that decision. 2)- The condition is satisfied as to Lot 190 upon which construction may be required prior to issuance of a certificate of occupancy for Lot 190. 3)- That the completion of any driveway or parking work located on Lot 189 is not a precondition to the issuance of a building permit for Lot 190, and that the refusal or failure of the owner of Lot 189 to perform or permit that work shall not bar issuance of a building permit for Lot 190. 4. That the driveway and parking obligations relating to Lot 189, including Conditions 5(b) and 5(c) of Case No. 2026-003, are conditions of the Lot 189 variances that run with Lot 189 and bind its current and future owners, and that enforcement of those conditions is a matter for the Building Commissioner and does not affect the validity of the Lot 190 decision.	
			Meeting Minutes for Review: 1/22/26 and 9/24/26	☐ 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.