



**TOWN OF WINTHROP
Planning Board
Town Hall
One Metcalf Square
Winthrop, MA 02152**

Richard Dimes, Chair
Peter Roche
David Proctor
John Crosby
Joe Dow
David Stasio, Esq.
Gina DiMento, Esq.

Tanji Daigneault, Secretary

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TOWN OF WINTHROP
Planning Board
January 11, 2010
Harvey Hearing Room

At the request of the Chairman, Member Peter Roche assumed the role of Chairman in Mr. Dimes absence. In that capacity, Mr. Roche opened the meeting at approximately 7:00pm. In attendance were Members Gina DiMento, David A. Stasio, Peter Roche, and David Proctor.

The only item on the meeting agenda was an informational presentation by the Owner of a 5-acre +/- parcel of land known as Pullen Point situated along Tafts Ave. adjacent to the Deer Island regional sewage treatment facility. Representing the proposed developer was attorney Richard Lynds and Richard Cifuni.

Attorney Richard Lynds represented the Pullen Point Real Estate Trust Company that owns the land. Richard Cifuni, representing the Owner/developer, joined him in the presentation. Tanji Daigneault, Secretary of the Planning Board, recused herself from the meeting due to the fact that she has a 25% ownership interest in the trust company.

Mr. Lynds and Mr Cifuni than proceeded to describe the Owner's conceptual plans for the development of the vacant land, including the construction of a new access road off Taft's Avenue and the creation of approximately seven house lots that would be improved by the construction of duplexes and single family homes constituting approximately 11 housing units in the aggregate. The proposed new homes would be high quality single family and duplex homes with attached garages.

Following the initial presentation by the Owner, the Board engaged in a broad discussion of prospective public service, environmental, utility and conservation issues associated with the proposed development, including issues emanating from MGL Chapter 91. The

Board also discussed the unique condition of the land which is partially located within the City of Boston, and expressed a strong preference for the annexation of the land into Winthrop since Winthrop would almost certainly provide public services. The Owner is unclear whether annexation is politically feasible but will pursue discussions with the appropriate authorities in the City of Boston.

There was also considerable discussion about the use of a paper street (Adams) adjacent to the parcel which could provide access to the parcel. However, the Owner/developer has tentatively chosen to construct a new access road to avoid any conflict with the abutter. Mr. Proctor also raised a number of questions about the adequacy of public water/sewer utilities at the parcel, and warned that significant attention must be provided to storm water drainage.

Mr Stasio and Ms. Dimento indicated that there may be several easements on the land which would need to be further researched and clarified.

Additional issues of concern or interest by the Planning Board included whether the proposed new access road would be public or private; whether the roadway was designed to accommodate fire truck and sanitation truck turning radius requirements; whether the roadway existing public roadway system was adequate to sustain the additional traffic; and assurances that the proposed development would comply with all applicable Town of Winthrop building, zoning and conservation regulations.

After review, the Board expressed general satisfaction with the progress made by Owner/developer in revisions to former plans presented to the Board. Those prior plans proposed much higher levels of residential density at this sensitive parcel. While the Board could provide no assurance of any approval by future Boards, it was recommended that the Owner/developer make a similar presentation to the Conservation Commission, initiate discussions with the City of Boston regarding potential annexation of the parcel into Winthrop, and then return to the Board for further review and discussion.

The meeting adjourned at approximately 8:15 p.m. upon motion of the board.

Planning Board Committee Members






