



TOWN OF WINTHROP
Planning Board
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TOWN OF WINTHROP
Planning Board
October 18, 2010
Harvey Hearing Room

Subject: 10-26 Somerset Avenue, Winthrop, MA. East Boston Neighborhood Health Center, SP3 Special Permit

Chairman Dimes opened the meeting at approximately 7:30pm. In attendance for the Planning Board were: Chairman Richard Dimes, David Proctor, John Crosby, David A. Stasio, and Joseph Dow.

Present for the East Boston Neighborhood Health Center (hereinafter "EBNHC": Attorney Richard Lynds, Dr. James Taylor, Martin Batt (for its genuity demolition and construction company), CFO EBNHC Jack Craddoc and four other officers/employees of EBNHC.

Approximately 35 citizens from the neighborhood were in attendance as well.

The meeting was opened by Chairman Dimes. Chairman Dimes began the meeting and then opened the floor to Attorney Richard Lynds.

Attorney Lynds spoke in some length about the Planning Boards role in this matter and stated that he had already filed for a variance with Zoning Board of Appeals. Attorney Lynds stated that the obvious major issue with the plan was parking. He also stated the site plan review committee would present its findings to the Planning Board.

Dr. James Taylor then spoke on behalf of EBNHC. He presented the background of the health center and his involvement for over 40 years with the center. He spoke about the role and services EBNHC would provide for the Town of Winthrop. He stated the center would provide Primary Health Care, would be opened initially from 9-5, Monday through

Friday and would provide Primary Medical Care for the neighborhood. He also stated that the facility would have 2 doctors' rooms, laboratories for testing for both children and adults, and that he was excited about the opportunity to provide these services to the town.

Martin Batt then spoke on behalf of the developer. He stated that he has looked at the existing building and that it did not make sense to leave the building and to redesign the inside. He felt it made more sense to demolish the existing building and put up a new building on the site. He stated the new building would be about 9,200 square feet. He stated the new building is approximately 1,200 square feet smaller than the existing building. He stated the new building would be slightly reduced in size and that he would take parking into consideration.

Paul Lacerto-Owner of Swetts Liquors and connecting buildings 3-21 Somerset stated his concerns were the demolition process, and that he would want to review the site plan review committee's findings. Mr. Lacerto was told that the site plan review committee was planning a hearing for October 28, 2010.

After Mr. Lacerto spoke Chairman Dimes and Attorney Lynds had a back and forth discussion as to the proper procedure of filing with the Zoning Board of Appeals for a Variance before the Planning Board made its decision. Chairman Dimes stated Attorney Lynds should first go to the Planning Board and then file with the ZBA for a variance if the ruling was against his client's interest and Atty. Lynds stated he could file with the ZBA first.

Paul Lacerto spoke again concerned this time about the amount of Doctors and Staff that would be at the EBNHC and where they would all park.

Jean Coughlin of 23 Cottage Park Road voiced her opinion as to the health hazards, such as rodents that the project may cause.

The CFO of EBNHC then spoke stating that safety was a major concern and that the building would be imploded so as to not allow for the escape of hazardous materials or rodents.

Eric Gaynor of Winthrop Chamber of Commerce spoke of the project and voiced the Chamber's excitement and endorsement of the project.

Jeff Turco spoke and asked about permitting and the length of the project-the answer was about 10 months after the project begins.

David A. Stasio, planning board member asked if there would be narcotics on the facility and what was the security plan for the evenings. Dr. Taylor answered there would be no narcotics on site and security systems would be in place.

David Proctor, planning board member asked about 21E environmental issues.


Chairman Dimes then spoke about the parking being the major issue and that any plan must address the parking. He made suggestions on how the parking issues may be resolved.

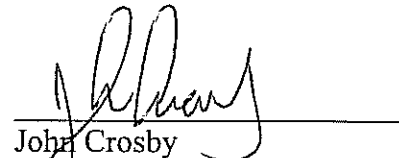
Not one person spoke in opposition to the project. Most citizens who spoke were in favor of the project, but they did voice concerns on how long the project would take, what were the demolition plans, the health concerns with regards to the demolition and parking problems.

A motion to adjourn was made and seconded by the Planning Board. The meeting ended at approximately 9:30pm.


Chairman, Richard Dimes


David Stasio, Esq.


David Proctor


John Crosby

Joseph Dow