



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

Richard Dimes, Chair  
Peter Roche  
David Proctor  
John Crosby  
Peter Boyle

Tanji Daigneault, Secretary

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***Planning Board Meeting  
Harvey Hearing Room  
March 31, 2009***

Meeting opened at 7:15 pm in the Harvey Hearing Room and all members, except Peter Roche were in attendance.

Item on the meeting agenda is 120 Banks Street.

It has been determined per Jim Cipoletta, that the business hours are Monday – Saturday from 7 am to 9 pm.

Marie Hamilton was not present at this meeting.

Dustin presented the new site plan map. Leaving site in tact and not wanting to deal with the Conservation Commission.

Per Dustin, a wooden path along the building from the handicapped parking spaces to the front of the building will be added.

The parking lot will be lite only during hours of operation and then just lighting on the building, per Dustin.

Compact it somehow – very hard to compact if it is not going to be asphalt per Dimes.

Cape Cod curbing to block off landscaping and 15 feet of landscaping, per Dustin.

The building inspector sent a memo to Planning Board and Mr. Dimes reviewed it.

The Van accessibility needs to be looked at again.

Mr. Dimes states that a motion needs to be made to allow the applicant to open a Health and Wellness Center at 120 Banks Street. The following are the

Condition for Approval:

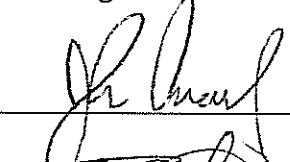
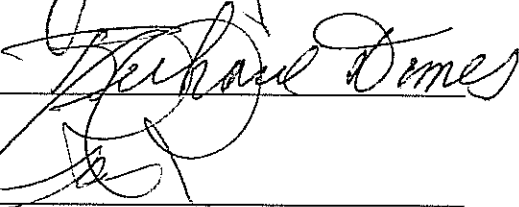
- Need a licensed stamped survey ( architectural stamped ).
- Fencing along the Banks Street should be eliminated per Dick Dimes and Dustin agrees it is an eye sore.
- Roof over the loading dock looks hazardous and the planning board asks that the roof be removed.
- Parking and Buffer requirements need to be met
- Show lighting plan with lighting conditions
- Hours of Operation are from 7 am to 9 pm Monday – Saturday
- Appropriate Parking Signage

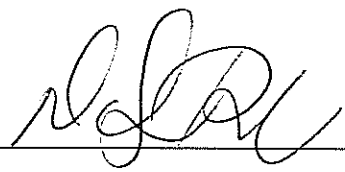
To grant a special permit at 120 Banks Street with Special Conditions, the lessee Marie Hamilton, agrees to follow the conditions and will be granted a special permit to open a health and wellness center at 120 Banks Street.

Dimes calls a MOTION and All in Favor say I – the entire planning board says “I”.

The meeting adjourned at 8:00 pm.

Planning Board Members

  
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