



**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

RECEIVED
2011 MAR 15 A 11:54
TOWN CLERK
WINTHROP, MASS

***Planning Board Meeting
Hospital Redevelopment
October 27, 2008 at 7:00 p.m.
Senior Center***

All Committee members were in attendance.

Meeting opened at 7:15 pm at the Senior Center.

Pat Sharkey, Developer's architect met with Cecil Group and took a look at original design.

- Went through a number of critiques
- Cornice lines too busy and too forced
- Vertically sits on the base
- Projections do not work

Modified plans show the following:

- Eliminate side trim on bays
- Thinned down the cornice
- Eliminate trim going down to base
- Adding Cast Stone
- Cornice will be broken and casted out
- Adjusted Roof decks
- Keeping same treatment on Lincoln Street
- Eliminated tin roof
- All windows will be new and residential in character
- Showed more landscape on plans (more of a natural feeling)

What is the Purpose of Vent on top of building and is there any other way to deal with it? – Peter Roche

This is the air exchange – Sharkey, response from Developer's architect.

Planter 3 to 4 feet in front of building.

Six feet of walk path between building and green space.

Sidewalk just along the front of the building.

There are three entrances so no need to walk around the building on the asphalt.

Mr. Buckland – discussed roof line and regulations in SDOD.

Some recommendations from Town Consultant, Cecil Group –

Add detail to elements where there is a bay or building on Pleasant Street.

Add roof top detail above each base.

Landscaping big effect on the public view of the building.

Lincoln Street side of the building – Consistent

Cecil Group – overall plans have progressed but still some detail that can be improved.

There will be a retaining wall added to the Pleasant Street parking lot. – Sharkey

Ed Wall from Lincoln Street –

Nobody is going to look at Pleasant Street side and nothing is significantly changing to the building on the Lincoln Street side.

Peter Roche – Lincoln Street side should be softened with more landscaping. The new modification to the building should be enough.

Cecil Group states that because there is a different rhythm on Lincoln Street side, it is impossible to look like Pleasant Street side.

Rich from Beal Street – Can we see a layout of the lighting?

Jim Lyons, Hospital Developer's landscape consultant responds with the following:
Lights on the building and along the building.

Traffic flow inside of the parking lot still needs to be addressed.

The existing layout of the parking lot has 8 spaces and will be increased to 20 spaces in front of the hospital on the Lincoln Street side.

When the hospital was open the Pleasant Street entrance was the primary entrance. There were no exits just a loop on Lincoln Street for doctors and drop offs.

The turning radius for back lot is still questionable. The fire chief has still not approved the plan.

Tandem parking is not allowed – Dick Dimes.

Ken stated that there could be no backing up on parking lots under the SDOD.

No landscape buffer requirement along entrance and exit on Lincoln Terrace – Peter Roche.

Town houses cannot have bedrooms in basement do not make requirements – Dick Dimes.

Nowhere is that allowed in town and it will not be allowed with this project.

Remove small units to come up with a better parking flow and lot.

Units are too small – Dick Dimes.

Ask to look at number of units and down size – Dick Dimes.

Biggest concern is parking – Karen, Lincoln Street resident. Where is the snow going to be stored during the winter on the premises? Opening up the Lincoln Terrace is not a good idea.

Through the SPR process the number of parking spaces has diminished because of buffer strips and fire lanes – Jim Cipoletta.

The developer is proposing tandem parking next to the Lincoln Terrace exit. They plan on allowing a condo owner that parks their car in the tandem parking to enter and exit out the Lincoln Terrace exit. They will also use the Tileston Road exit for emergency use only.

Mr. Dimes requested Dave Hickey to consult with the Planning Board and Ken Buckland in the near future on this project.

Pay particular attention to Landscape plan along Lincoln Street, Lincoln Terrace and Tileston Road and be prepared to show it at the next meeting – Peter Roche.

New date for the next meeting is on the 17th of November at the Senior Center.

Meeting adjourned at 8:25.

Planning Board Members





