



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

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WINTHROP, MASS

Richard Dimes, Chair
Peter Roche
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Tanji Daigneault, Secretary

Subject: *Former Dalrymple School Project*

Planning Board Case # 2008-1

Review of the following Drawings

Building A –

A-01, A-02, A-300 & A-301 revised 5-21-08

Building B –

A-04, A-05, A-06, A-300 & A-301

Site Plans C2 & C3 revised 7-23-08

C4 & C5 revised 8-03-08

Existing Conditions – C1 7-25-07

Landscape Plan revised 8-18-08

The following conditions were noted:

1. Building A is 12% smaller (footprint)
2. Building B is 14% smaller (footprint)

Total parking has not changed – okay

All setbacks are okay.

Condition #3 of special permit

Ocean Vista LLC requested work hours be changed from Monday thru Friday

8 a.m. – 5 p.m. to Monday thru Friday 7 a.m. – 6 p.m. and Saturday 8 a.m. – 5 p.m.

Planning Board voted September 15, 2008 to allow the following:

Monday thru Friday 7 a.m. – 5 p.m., Saturday 8 a.m. – 4 p.m.

Condition #13 of Special Permit

Dumpster has been moved to rear parking lot – approved by the Planning Board, on the following conditions: That a 6-0 high privacy fence or arch walls to match building be erected.

Yours truly,

Richard Dimes, Chairman

The traffic study was performed during peak rush hours.

Seasonal adjustments – Mass Highway data

August is above the average so therefore, the study was performed in August.

Traffic Operations Analysis –

A (best) through F (Worst) – Report card with delays per hour.

Traffic Operates in Winthrop – A-

Grovers Avenue – B- to a C+

There was added traffic from Walgreens and Atlantis Developments to Study.

Three steps to trip study

1. trip distribution
2. trip generation rate
3. (?)

During the morning peak hours there were 23 trips
4 coming in and 19 exiting

During the night peak hours there were 9 exiting and 17 trips into the site for a total of 26 trips.

Residents brought up the following to discuss:

How will the developer try to be “green” during the renovation process and in the new building?

Answer : All appliances will be energy star in building
Boilers high efficiency water heaters 95% efficient.
Lower consumption of gas.

Comm Check is a computer program that regulates design of building and makes sure you are compatible.

The wood is being used on the outside of the building.

Developers plan on crushing existing building and reusing this in the foundation.

Reutilize water from gutters

Traffic Concerns – if the units are \$400,000 per unit, then most likely there will be a couple purchasing the unit that will work outside of Winthrop and therefore the number of cars leaving the neighborhood during morning peak hours is only going to increase.

Answer: The traffic engineer answered the neighbors' concerns questions with facts.

Demolition process – What will be the negative effects? Was there an asbestos study performed?

Answer – the study for interior has not been completed and any lead or asbestos will be removed prior to demolition per Steve Kominski.

Recycling Bins – Are there any or is there just an exterior dumpster?

Answer – there will be recycling bins

Are the dumpsters closed?

Answer – yes

Traffic Study is a joke; 2nd building is too close to a resident's house; there are too many units??

The number of units should be 20 and the second driveway should be removed.

Another resident wanted to know where the second building came from and to explain the demo process and why were the neighbors never notified about it? He was nervous that the snow piles will melt into his property. He also wanted to know about the demo process.

Answer: Nobody explain where the two buildings came from.

Another resident was concerned why there will be two buildings on such a busy intersection and that the accident study seemed incorrect. Also, his ocean view will now be gone.

Another resident wanted to know more about the SDOD. How does it protect the neighborhood?

Answer: No answer

Another resident would like the dumpster to be enclosed and wants a trash shoot from the interior the garage.

Another resident is concerned about sewer issues.

The civil engineer presented the answer.

***Joe Ferrino – stressed his concern about the 2nd driveway and the safety issue.
Wanted to know about the special permit – 2.5 vs. three-story building, how does that
fit into the residential area?***

Answer – Mr. Dimes states that the overlay district does not address number of stories of a building.

Meeting was adjourned at 9:00 and the next meeting will be on the 13th at 7.

The meeting on the 13th was cancelled due to the snowstorm but will resume on the 3rd of January.