



**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

Date of Meeting: April 28, 2008

Location: Harvey Hearing Room

Meeting Opened at 7:15 p.m. and in attendance was:

Dick Dimes
Peter Roche
Peter Boyle

Jim Cipoletta had two clients in attendance: Todd Green for a subdivision approval on the corners of Temple and Highland Avenue & Ed Coughlin with an ANR plan for a split property at 16 Madison Street.

With Todd Green's ANR Application the board looked at the old and updated plot plans of the subdivision. The new plot plan dimensions are 71 feet by 78 feet.

They are two legal conforming lots and two legal non-conforming lots.

A creation of an easement was presented on the new set of plans. Lot 8 to 10 has the easement.

The planning board is approving it as not a subdivision, per say.

Vote to accept the provision as is, motion to approve it by Peter Roche and Seconded by Peter Boyle.

Ed Coughlin – ANR application for split property at 16 Madison Street. The principle lot had a house in back and there is an existing building in the front of the lot that is being used as commercial space at this time. This lot, according to Jim Cipoletta, has been grandfathered in as a mixed use.

Per Dick Dimes, Mr. Noonan stated the planning board should approve this ANR Application.

Garage in front of lot is 1800 to 2000 square feet.

Ed Coughlin is asking to create 2 lots out of the one lot.

Front building for his business

Back building for a family dwelling

What was the principle use at the time the subdivision was passed? Peter Roche

The building in front had to be built before 1950, per Peter Roche or before the subdivision law came into effect.

Jim Cipoletta will go back to Building Inspector to find out history of the front building.

Meeting closed at 8:05.

Planning Board Members

Richard Dimes


