



TOWN OF WINTHROP

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Peter Roche, Chair
David Proctor
John Crosby
Joe Dow
David Stasio, Esq.
Gina DiMento, Esq.

Tanji Daigneault, Secretary

Planning Board Meeting
June 13, 2011
Harvey Hearing Room

Chairman Roche opened the meeting at approximately 7:00PM. In attendance were Chairman Roche, and Board Members Dave Proctor, John Crosby, David Stasio and Gina DiMento.

Chairman Roche opened the meeting by reviewing the agenda and stating that the minutes would be postponed until the next month's meeting for review.

Mr. Roche asked if there were any Public Comments about items not currently on the agenda. Hearing none, the Chair next moved to the next item on the Agenda, the conduct of a Public Hearing to consider Petition of Congregation Tifereth Israel of Winthrop, owner of property located at 93 Shirley Street, Winthrop, Massachusetts, and at least ten registered citizens of the Town of Winthrop, to amend the Winthrop Zoning Ordinance by amendment to the Winthrop Zoning Map so as to apply the provisions of Title 17, Section 17.48, Special Development Overlay District (SDOD), to said land situated in Winthrop, known and numbered as 93 Shirley Street and shown as lot numbers 46-16, 46-17, 46-18, 46-19, and 51-01 on the Assessors Map.

Mr. Roche indicated that the Public Hearing was now open and provided those in attendance with general background regarding the statutory intent of the Special Development Overlay District provision within the Zoning Code, and the findings the Board must make prior to recommending a change in the Winthrop Zoning Map as it applies to the subject parcel. With that background, Mr. Roche invited the Applicant's representative to introduce the Applicant's professional team and provide a brief overview of the Application currently before the Board.

Attorney Cipoletta introduced himself as the representative of the Applicant and introduced Temple Tifereth Israel as the current owner of the land and the Applicant. Mr. Cipoletta also provided a brief overview of the proposed long-term development and ownership structure, including Affirmative Investments as development partner, Chelsea Jewish Foundation as service provider and a (to

be formed) single asset limited liability company to serve as long term owner and operator of the proposed new affordable elderly housing development which is proposed to be developed on the site upon successful rezoning.

The proposed development concept is for a mixed use building to include the consolidation of the existing Temple operations in a significantly small building footprint, and a multifamily residential building designed to serve frail elders. The Temple will be continued to be owned by the Tifereth Israel and will be used for services and Hebrew school.

Current development plans envision the construction of approximately 43 units, subject to further discussion and review by the Board.

Mr. Cipoletta indicated that the Applicant's motive for the proposed redevelopment was to address the functional obsolescence of the existing building, due to aging infrastructure and a declining Temple population, and to provide new housing services to elder citizens regardless of religious background. The existing site is approximately 65,000 square feet right now and the building is close to 39,000 square feet GBA. The site is currently zoned BA, which provides for a broad array of business uses, but does not allow for the construction of multifamily residential. Tara Mizrai, representing Affirmative Investments, and Cliff Boehmer, Project Architect, provided additional background in regard to the Applicant's intent, and welcomed the opportunity to engage in a more detailed discussion of the development plan if the requested zone change is approved.

Chairman Roche next opened the meeting to public comment, asking first for comments in favor of the proposed rezoning.

Harvey Leibovitz a resident from 24 Villa Avenue and a member of the Temple since he was born indicated that he has noticed that the Temple has been struggling. Mr. Liebovitz also commented that there is a limited supply of affordable elder housing with service for seniors currently living in Town. This project by the Applicant will help improve the area and help the Temple survive.

Eileen Brown Wickham a resident at 58 Summit Avenue is a long-term member of the synagogue and is strongly supportive. Ms. Wickham indicated that the Temple needs extensive repairs and the Hebrew School will continue to play a vital role in the community.

Chairman Roche next asked if there were any comments from abutters who may have questions or be in opposition to the proposed rezoning.

Nina Wadkins a resident from 238 Shirley Street indicated that she was not in the position to express support for the project at this time due to inadequate notice and information about the proposed rezoning. Ms. Wadkins express serious concern about the lack of notice provided to abutters

Steve Petrillo a resident and abutter at 255 Shirley Street also indicated that he had never been notified about the meeting and has concerns about parking and stormwater drainage.

Carol Feculla a resident and abutter at 248 Shirley Street also indicated that she wasn't notified about the meeting

At this point Chairman Roche requested that the Applicant demonstrate the method used to provide notice to abutters, pursuant to Town policy. Mr. Cipoletta indicated that the Applicant had secured a list of Abutters from Town Hall and had provided formal notice under cover of correspondence from the Chelsea Jewish Foundation. There followed considerable discussion about whether this form of notice was sufficient under Town bylaws. Former Chairman Dick Dimes indicated his position that every abutter must be notified by a registered letter. Mr. Cipoletta disagreed with that interpretation of Town requirements

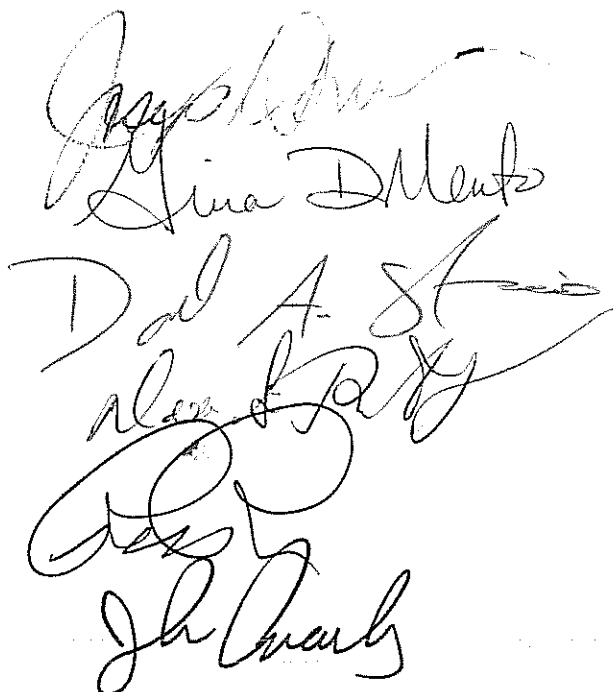
At this point, given the magnitude of the proposed zoning change and confusion regarding the adequacy of public notice, the Chair suggested that a suspension of the Public Hearing re-noticing of abutters might be in order. Board member David Proctor offered that motion that was seconded by Gina DiMento. With no further discussion by the Board, the motion was adopted unanimously.

The Chairman indicated that the Public Hearing would be continued until July 18th at 7:00PM in the Harvey Hearing Room and directed the Applicant to work with Tanji Daigneault, Planning Board Secretary, to ensure that all abutters are notified of the Hearing by registered mail.

With no further items for discussion, The Winthrop Planning Board adjourned at approximately 8:02 pm.

Respectfully Submitted,

Tanji Daigneault, Secretary



Handwritten signatures of board members, including Gina DiMento, David A. St. Pierre, and John Charles.