



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

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Peter Roche, Chairman  
David Proctor  
John Crosby  
Joe Dow  
Vincent P. Zappulla  
David Stasio, Esq.  
Gina DiMento, Esq.  
TANJI Daigneault, Secretary

**Minutes: Planning Board Meeting  
July 18, 2011  
Harvey Hearing Room**

Chairman Roche opened the meeting at approximately 7:04 pm. In attendance were Chairman Roche, Planning Board Members Dave Proctor, John Crosby, David Stasio, Gina DiMento, Joe Dowd and Vincent Zappulla

Chairman Roche opened the meeting by reviewing the agenda and stating that the only topic on the agenda for the evening was the continuation of the Public Hearing originally opened on June 13, 2011 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.

Planning Board Secretary Tanji Daigneault indicated that Notices of the hearing were sent out to abutters by registered mail.

For the benefit of new participants in the public hearing, the Chairman provided 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. The Chairman also indicated that the parcel is currently zoned BA, which provides for a wide range of commercial uses, and that the intent of the Applicant's request to rezone the parcel under the Special Development Overlay District designation is to redevelop the property in a mixed use development including multifamily residential housing, a use which is not permitted within the BA zone.

With that introduction, the Chairman asked the applicant to introduce themselves, their team, and the nature of their request.

Attorney Cipoletta, representing the Owner/Applicant on real estate matters, stated that the purpose of the application for SDOD designation was to enable the consolidation and redevelopment of a functionally obsolescent religious and educational property, comprise of approximately 39,000sf of building area situated on a 1.5 acre +/- parcel between Shirley Street and Veterans Road. Mr. Cipoletta indicated that the Applicant has determined that there are many aging citizens who do not require nursing care, but are looking to downsize and stay within their town in an age restricted assisted living facility. Mr. Cipoletta indicated that in his opinion the proposed site is a "poster child" project for why this SDOD was originally designed and adopted. Mr. Cipoletta next introduced Attorney Bernstein, who also represents the Temple Tifereth Israel. Mr. Bernstein indicated that the Temple will continue to be the owner of the property with a 99 year lease and the tenant would be affiliated with the Chelsea Jewish Foundation.

Attorney Bernstein states that the Temple has been in existence for almost 100 years and hopefully for another 100 years. They are looking for resources to improve and sustain keep the temple and education facilities at the property, albeit on a smaller scale.

Tara Mizrahi representing the development partner, Affirmative Investments, stated that the team has worked with the Temple for the last year and a half to determine the most appropriate reuse of the site. Adam Berman, representing the Chelsea Jewish Foundation indicated that the Foundation is quite experienced with the operation of service enriched elder housing and is committed to working towards a high quality development and operations plan for the proposed elder housing use.

At this point, Chairman Roche thanked the Applicant for their testimony and requested public comments from attendees, beginning first with proponents or supporters of the development.

Sandy Pallagrino, President of the Temple, thanked the large crowd for coming and stated that there have been a number of offers that have come to the Temple and the idea of mixed income senior housing makes the most sense and is a good fit.

1. Helps the Temple improve and consolidate an obsolescent building
2. Assists the Town and Community with needed services
3. Improves the Tax Basis for the Town of Winthrop

Nancy William, Council on Aging Director, indicated that she has visited the facility in Chelsea and was so pleased with the facility and their staff. There is a two year waiting list at Winthrop Housing and the baby boomers are getting up there and there is such a need for elderly housing at this time. This project will address the criteria.

Linda Calla, Precinct 6 Councilor, state that there are 300 people on the waiting list at Winthrop Housing. We need to pay attention to our Senior Citizens and all their needs. Ms. Calla believes that Temple and Chelsea Jewish Foundation are both class acts and they will only enhance the area. Councilor Calla indicated her support for the proposed rezoning.

Jeanne Maggio, Precinct 4 Councilor, states that the Temple took a very responsible approach on looking for the best fit for the Town. Counselor Maggio indicated her support for the proposed rezoning.

Larry Powers, At Large Councilor, also expressed his support for the proposed rezoning, suggesting that in his opinion it meets the standards set forth in the SDOD provisions of the code.

Barbara Survilas indicated her strong support for the rezoning.

Patricia Sullivan – supports the project and thinks the Chelsea Jewish Foundation is a first class company.

Gilda Richard resident at One Seal Harbor states that the Chelsea Jewish Foundation would be a great asset to our community.

Colleen Murphy – works for Chelsea Jewish Organization and the Berman family does a great job.

Terry Glassman – the Jewish Organization has kept her husband alive.

At this point, in recognition of the large crowd, estimated at 75-100 persons, Chairman Roche asked that Applicant if the remaining supporters provide indication of their support by simply raising their hands. Approximately 90% of the attendees so indicated.

The Chairman next asked persons who have not come to support the proposed rezoning to provide testimony in support of their position, or to ask questions that might enable them to better express their position in favor or opposition.

Carol Fucilla a resident at 248 Shirley Street asked if the facility would be used exclusively for Winthrop residents. Tara Mizrahi indicated that intent was to serve Winthrop residents, but the developer cannot limit occupancy to Winthrop residents.

A Pleasant Street resident who did not introduce himself indicated that the former Winthrop hospital was and is an eye sore and these buildings need to be helped.

Nina Wadkins – The Town Manager's website indicated that the Town had received funding for the project. She spoke to a representative of the funding agency who indicated that the property would be exclusively for low income residents, would pay limited taxes. Ms. Wadkins indicated that the neighborhood is already home to many low-income families and she has concern that the neighborhood will deteriorate as a result of more low-income families.

Ernie Callihan expressed concern about a rezoning and the subsequent failure of the proposed project to proceed to construction.

With no further testimony from the public, Chairman Roche asked those members of the Planning Board who are not voting on the proposed rezoning due to their inability

to attend the public hearing in its entirety. Joe Dow indicated strong support for the rezoning. The site does not generate any taxes at all now and if this project moves forward their will finally be a tax base. This will be a plus for the Town. Mr. Zappulla also indicated his support for the proposed rezoning.

At this point Chairman Roche closed the public comment period of the Public Hearing and opened the floor to discussion and motion by the Board

Board Member David Stasio indicated that he believes the Applicants proposal to be entirely consistent with the statutory intent and guidelines set forth in the Zoning Code and recommended that the Board forward a recommendation to Town Council to amend the Winthrop Zoning Map to include the subject parcel in the Special Development Overlay District.

Gina DiMento seconded the motion.

With no further discussion on the Motion from the Planning Board, Chairman Roche requested a vote by the Board. Secretary Daigneault called the roll, as follows:

Stasio – In favor  
DiMento – “In favor”  
Proctor – “In favor”  
Crosby “In favor”  
Roche “In favor”

At 8:13 pm, Chairman invited Attorney Linz and the East Boston Neighborhood Health Center to present their request for Board support for an amendment to the SP3 permit issued by the Board of Appeals for the property located at 10-26 Somerset Avenue. Steve Frasier, Capital Facilities director for the Applicant, accompanied Mr. Lynds

Mr. Lynds and Mr. Frasier indicated that due to budgetary constraints, the proposed new construction of medical services building at 10-26 Somerset Avenue had been re-engineered and downsized to conform to budget. The alternate building will comprise the historic rehabilitation of the existing structure, which is smaller than that approved under the SP3, but will conform to all other conditions imposed by the Board of Appeals after consultation with the Planning Board. In particular the Applicant represented that they have negotiated an agreement with the Town Manager for the provision of parking as recommended by the Planning Board in its November 8, 2010 hearing, and subsequently incorporated into the SP3 permit. Chairman Roche indicated that he had consulted with the Town Manager and was assured that the Applicant's assertion in that regard was correct.

Board member Gina Dimento indicated that she like the idea that the applicant is honoring the historic integrity of the building in their restoration initiative. She also believes the new proposal is cleaner and easier than the previously approved new construction project.

The Applicant assured the Board that the limited parking behind 10-26 Somerset will be restricted to patients and employees will go to the lot to be leased from the Town.

Mr. Proctor expressed significant reservations about the lack of parking and the subsurface drainage issues at this parcel. Both he and Member Dow strongly urged the Applicant to consider abandoning and filling the basement.

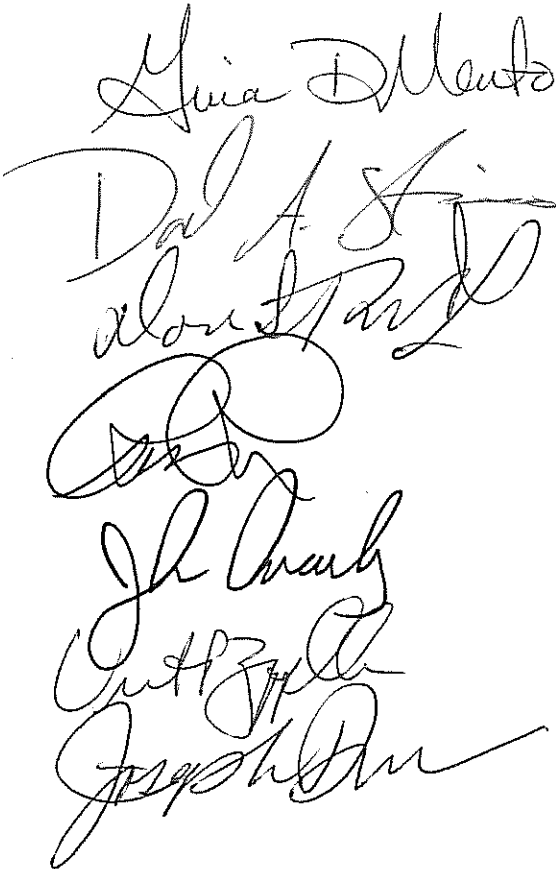
With no further testimony to consider, Board Member Dimento offered a motion that the Planning Board communicate with the Board of Appeals and indicate that no further recommendation is required by the Board, and that the terms previously recommended by the Board should continue to apply. The Board also recommends that the Applicant provide the Board of Appeals or Building Commissioner with additional information regarding the utility room, environmental conditions, water in the basement, and drainage issues.

The motion was seconded by Dave Proctor and approved by the Board by acclamation.

Meeting adjourns at 9:00 pm.

Respectfully Submitted,

Tanji Daigneault, Secretary

A series of handwritten signatures in cursive script, stacked vertically. The signatures are: 1. Lucia Dimento, 2. Dal A. Singh, 3. Alan Starz, 4. [unclear], 5. Jh. Leahy, 6. Curt H. [unclear], and 7. Joseph [unclear].