



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

Peter Roche, Chairman
David Proctor, Associate Member
John Crosby
Joe Dow
Vincent P. Zappulla
David Stasio, Esq.
Gina DiMento, Esq.
Robert Carroll
Tanji Daigneault, Secretary

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Planning Board Meeting
December 12, 2011

Chairman Roche opened the meeting at 7:10 pm. In attendance were Planning Board Members Dave Proctor (Associate), John Crosby, David Stasio, Gina DiMento, Robert Carroll, Joe Dow and Vincent Zappulla.

Chairman Roche opened the meeting by reviewing the agenda and requesting review and approval of minutes from the November 14th meeting of the Board. After discussion, motion to approve minutes of the November 14, 2011 meeting was offered by Joe Dow and seconded by David Crosby. Motion approved by acclamation.

The Chair next recognized incoming Council President Gill and extended the Board's interest in working with the Council in adopting a vision and policy framework to guide future land use and permitting decisions to be considered by the Board. Council President Gill indicated his interest in participating in that policy discussion.

The next item on the agenda was the matter of a Preliminary Subdivision Plan Application submitted by Mr. Paul Ferrara for a 10,000 sf parcel of land situated at the rear of 26 Tewksbury Street pursuant to the development of two detached single family homes. The Applicant, represented by Jim Cipoletta, as counsel, initially indicated that he was aware that the Planning Board had no authority to approve the requested subdivision, due to the fact that the resulting lots would not conform to the lot size requirements in the underlying zone. Mr. Cipoletta indicated that he was seeking a denial from the Board preparatory to a filing with the Board of Appeals for appropriate variances that would enable the formation of two separate lots. Assuming approval by the Board of Appeals, the Applicant could then return to the Planning Board for approval under the ANR provisions of the Code.

Following Mr. Cipoletta's discussion of the request, there ensued a lengthy discussion of the Board's responsibilities and authorities under the Subdivision bylaw, particularly with respect to endorsement of ANR plans. Chairman Roche expressed his opinion that the Board could not endorse an ANR Plan if the resulting lots were not in conformance

with the dimensional/frontage requirements of the underlying zone and suggested that the Applicant secure any required variances from the Board of Appeals prior to submitting an application to the Board. Mr. Soper, Town Building Inspector was less clear that the Board had the authority to require conformance with the frontage requirements set forth in the zoning bylaw as a condition of ANR endorsement, but offered to research the matter further.

Given the lack of clarity, the Chair recommended that further consideration of the Preliminary Subdivision Application be tabled pending additional research by Board members and Town Building Inspector. The Applicant offered no objection to that motion.

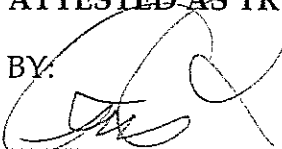
The Chair next reported to the Board certain issues that had arisen in the matter of the Special Permit (SP3) issued by the Board of Appeals to the proposed East Boston Neighborhood Health Center. Given certain irregularities in the process undertaken by the Applicant for the amendment of the Special Permit originally issued in November 2010, the Town Building Inspector has declined to issue a Building Permit for that development. Several Board members (Dow, Zappulla) indicated their concern with the lack of coordination of various issues identified in the course of the Planning Board's review and expressed support for a reconsideration of the matter.

Finally, with no further business before the Board, the Chair once again acknowledged incoming Council President Gill and engaged in a brief discussion about the importance of coordination between the various Board and administrative authorities, and the importance of a clear set of development goals and principles to guide future entitlement to be considered by the Town's various permitting authorities. Mr. Gill expressed his support and promised to discuss the matter with the appropriate committee of the Council, and encourage their involvement.

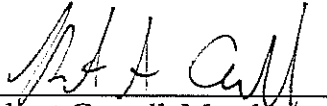
With no further business before the Board, the meeting was adjourned at 8:20PM.


ATTESTED AS TRUE AND ACCURATE MINUTES

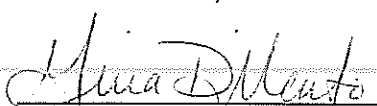
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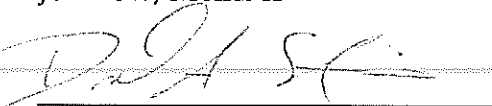

Peter Roche, Chair

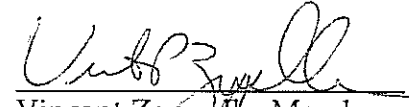

David Proctor, Associate Member


Robert Carroll, Member


Joe Dow, Member


Gina Dimento, Member


David Stasio, Member


Vincent Zappulla, Member