



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

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TOWN CLERK
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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

**Minutes
Planning Board Meeting
June 11, 2012**

Chairman Roche opened the June 11, 2012 meeting of the Winthrop Planning Board at 7:00 pm. In attendance were Planning Board Members Dave Proctor (Associate), David Stasio, Gina DiMento, Robert Carroll, John Crosby, Joe Dow, and Vincent Zappulla.

Chairman Roche opened the meeting by reviewing the agenda and requesting review and approval of minutes from the April 23rd meeting of the Board. After discussion, motion to approve minutes of the April 23, 2012 meeting, including the Planning Board report to Winthrop Council in regard to certain proposed changes to Title 17 of the Winthrop Municipal Code offered by David Stasio and seconded by Robert Carroll. Motion approved by acclamation.

The next item on the agenda was a call for question or comments by members of the public on items of relevance to the Winthrop Planning Board that did not appear on the agenda.

In the absence of public comment, the Chair moved the next item on the agenda, an informational presentation by the proposed purchaser of certain property known as the Winthrop Hospital, that was the subject of a Special Permit issued under the Special Development Overlay District ordinance.

Mr. Chapman, the proposed purchaser, Mr. Minehane, Permitting Consultant, and other members of the proposed Purchaser's development team provided a brief overview of the Purchaser's interest in acquiring the property subject to the potential amendment of the Special Permit to enable the development of up to 140 units of service enriched housing for frail elders. Mr. Chapman indicated that an informal meeting with neighbors indicated significant support for the proposed amendment, a statement that was supported by Councilor Jim Letterie and Council President Peter Gill, both in attendance at the informal presentation.

The Proposed Purchaser requested the Planning Board to provide a general sense of the timing and content of a potential amendment to the Special Permit. The Chair indicated that the proposed amendment would be a substantial amendment that would require a formal Public Hearing and a re-submission of plans and materials previously submitted in support of the approved development concept. However, the Board indicated that a well-designed concept, respectful of the interests of the community and abutters, could potentially be completed within 60 days of submission of a complete application. Based upon the presumed support of the community and abutters, the Board encouraged the Applicant to proceed with a full submission.


Finally, the Chair reminded members of the Board with expiring terms to be in touch with Council President Gill if they were seeking reappointment

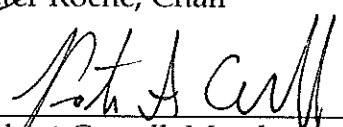
With no further business before the Board, the meeting was adjourned at 8:15PM.

ATTESTED AS TRUE AND ACCURATE MINUTES

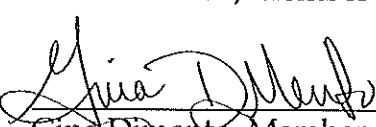
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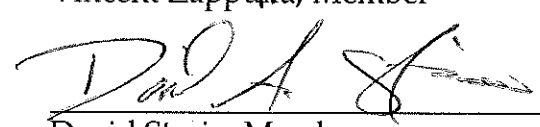

Peter Roche, Chair

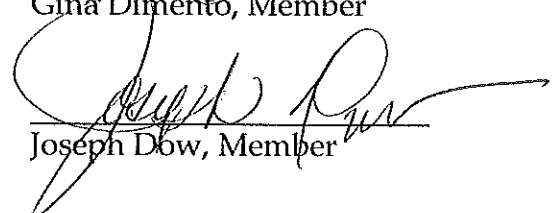

David Proctor, Associate Member

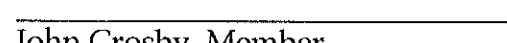

Robert Carroll, Member


Vincent Zappulla, Member


Gina Dimento, Member


David Stasio, Member


Joseph Dow, Member


John Crosby, Member