

Planning Board Meeting Minutes
April 13, 2015

Chairman Peter Roche opened the April 13, 2015 meeting of the Winthrop Planning Board at 7:00 pm.

Roll Call

Peter Roche	Present
Robert Carroll, AIA	Absent
David Proctor,	Present
Honor Merceret	Present
Vincent P. Zappulla	Absent
David Stasio, Esq.	Present
Gina DiMento, Esq.	Absent

PUBLIC HEARING- SDOD 15-17 Walden St.

Several neighbors and constituents of the surrounding area of the 15-17 Walden St. Project came and expressed their opinions about the Applicant's request to rezone the property based largely upon their understanding that the resulting re-use would result in the addition of a 20 unit multifamily structure.

At this time, the majority of the neighbors are definitely against the current project design, as proposed by Applicant, but not opposed to reviewing alternate reuse concepts at lower density.

Many feel it is too large and not compatible with the neighborhood. They are willing to listen to the developer and would like to work together for a change in the neighborhood, especially with the current building being such an "eyesore" but 20 units at this point is not agreeable with any of the neighbors.

Chairman Roche and the Planning Board Members listened to each neighbors' concerns. Also, the developer, Jack Anderson, and his attorney, David McCool, expressed their concerns that the project had to allow sufficient density to make the project financially feasible.

Chairman Roche indicated that in his opinion the project did not meet the standard for consideration as a "re-use" project under the SDOD bylaw, which allow for significant density bonus. Various members of the Board concurred, and the Applicant was informed that the Board would make its recommendation subject to this limitation.

After consideration of the facts and the testimony provided by the Applicant and Abutters, the Board concluded that a recommendation to approve the Applicant's request for a rezoning was consistent with the public interest and the statutory intent of the SDOD. On a Motion by David Stasio, seconded by Honor Merceret, the Board voted unanimously to recommend approval of the requested Amendment of the Winthrop Zoning Map to apply the provision of the Special Development Overlay District to the property located at 15-17 Walden Street, subject to the understanding that the Applicant's reliance upon recognition as a Building Reuse Project, as defined in Section 17.48.040, and the density bonus allowable thereto, is rejected by the Board based upon the facts presented by the Applicant.

The Board requested Chairman Roche to prepare and circulate a formal Recommendation from the Board to Town Council, articulating the reasoning and findings of the Board, and to provide a copy of that Recommendation to the Applicant and the Abutters.

With no further business before the Board, the meeting was adjourned at 8:40PM,

Motion to adjourn by David Stasio-8:40

2nd by David Proctor

Passed Unanimously