

Planning Board Meeting Minutes
June 8, 2015

Chairman Peter Roche opened the June 8, 2015 meeting of the Winthrop Planning Board at 7:05 pm.

Roll Call

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

Minutes-

April 13, 2015-To be postponed for recommendations

Discussion on July Meeting Agenda

Discussion on Summer Meeting Schedule

Craig Mael requests Winthrop Planning Board (WPB) to consider the motion on Magee's Corner as it develops with Winthrop Middle High School being built.

Chairman Roche discussed the scope of the planning challenge for this uncoordinated mixed use area, which Councilor Mael referred to as a "new ground zero" corridor from the Center to the Highlands.

Craig Mael discusses a "Citizens Committee" or Winthrop Planning Board recommendation.

Joe Domelowicz discusses the TIP Program (Transportation Infrastructure Program) Revere St. to Crest Ave, referred to as the Winthrop Corridor Project. Metcalf Sq. (Magee's Corner) would be the intersection.

PRESENTATION

Joe Domelowicz introduces Form & Place of Newtonville, MA, a design firm commissioned by Town Manager to explore various alternative revitalization concepts for the Winthrop CBD

Center Business District's various design concepts is introduced.

Parking is discussed as it has been investigated and found there are some contradictions on the parking in this area.

Discussion among Board Members produces different questions and ideas on being at this time with these concepts, pros & cons, parking problems, how to attract people to the center, what drove other communities to thrive and be successful in their new designs. Winthrop does offer the Ferry, bus line, both suburban and city living....

Chairman Roche would like to continue discussion with a discussion of Central Business District designs that are more firmly rooted in current market conditions, and thus, financially feasible.

Craig Mael discusses the Middle School's future once the new Middle/High School opens. How this space can be used to benefit the area.

Joe Domelowicz states talks are still in discussion of this space but any ideas are more than welcome.

Ferry Schedule is currently being worked on.

Motion to adjourn by David Proctor – 8:20 PM

2nd by Vinny Zappulla

Passed Unanimously