

Planning Board Meeting Minutes
July 13, 2015

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

Roll Call

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

Minutes-

Approval of April 13, 2015
Approval of June 8, 2015

ANR-Sub Division

55 Winthrop St.-Robert Pisani

-Attorney Cipoletta representing Robert Pisani requests the Board consider the approval of a subdivision of real property located at 55 Winthrop Street under the Approval Not Required (ANR) provisions of the Code.

-Chairman Roche indicates that the Board's ability to approve an ANR Subdivision requires a determination that the subdivision of the property will result in lots that comply with the minimum frontage requirements of the Zoning District within which the property is situated.

-Chairman Roche advises that the proposed subdivision does not meet the frontage requirements in the Code and recommends that the Planning Board deny this application and direct the applicant to apply to the Board of Appeals then return to the Planning Board.

Motion by Gina DiMento to deny the application of Robert Pisani for a Sub Division on 55 Winthrop St., Winthrop, MA
2nd by Robert Carroll
Passed Unanimously

PUBLIC HEARING-Special Permit-

573 Shirley St. Winthrop, MA

Requests: Building to be restored to a Mixed Use

Applicant approaches the Board to request approval for a SP3 permit to enable a change in use for a property located at 55 Winthrop Street from Residential to Mixed Use, pursuant to Section 17.12.130, of the Code. Chairman Roche discusses the Environmental Design Review that must be undertaken by the Board prior to awarding an SP# permit, and the findings that must be made about landscaping, parking etc. in order to support that approval. The Chairman does not feel there is not enough detailed information provided by the Applicant to support these findings.

Attorney Cipoletta representing Michael Herbert of 573 Shirley St., Winthrop, MA discusses that the property was a mixed use and converted to a 3 family, now requesting building revert back to original use of mixed use. Since this is a waterfront district property it must be subject to a Special Permit (SP-3).

David Proctor discusses info structure on drainage and sprinkler system.

Chairman Roche explains again what is needed for the Board to make any findings on this property and requests owner to begin obtaining this information and return to the Planning Board, The code is very elaborate and a high standard of quality will be needed. More up to date information will be needed.

It is in the correct zone and the Planning board has the authority to approve, but more information must be obtained.

Mr. Herbert states he did not realize this information was needed as he plans no changes on the outside.

Chairman Roche explains he may have to make some changes to the property for this Special Permit. The Chair Requested opinions from Board Members, each agrees more information needs to be provided.

Attorney Cipoletta requests that if application withdrawn and nothing is going to change on the property, would the Board consider this theory, no changes would redirect water flow, etc....

Chairman Roche explains that even though not changing anything that does not mean other boards may not want changes, ConCom, DPW.\

Robert Carroll has questions on the current parking situation and suggested consideration of changes on the building aesthetics.

Chairman Roche requests that the Public Hearing be continued pending submission of additional information required under Sec 17.24.040.

**Motion by Vincent Zappulla to continue the Public Hearing
2nd by Gina DiMento
Passed Unanimously**

Chairman Roche discusses two issues on Agenda:

Review of Houseboat Ordinance Draft will be postponed as Planning Board just received this draft.

- Questions the parking, utilities, drainage and sewage issues.
- The Planning Board is willing to give some feedback but needs more time to review.
- David Proctor has issues on the dry sewage systems that other Marina's have put in and storm moorings should be required.

Revitalization Plan for the CBD. Robert Carroll not at meeting but did offer some informal ideas and offered to play a more substantial role if the Plan proceeds.

- Discusses the concepts review by Forms & Place of Newtonville at the June 8, 2015 Planning Board Meeting

Council President Gill discusses the 15-17 Walden St. SDOD and the predicament that the Town Council is in and why did not just vote the SDOD back to the Planning Board. They have been subject to the neighbors, constituents and a trust factor between them and the developer. They are being put in a position that looks as if they do not trust the Planning Board and this is not the issue. President Gill implores the Planning Board to know it is not that the Town Council is "second guessing" the Planning Board or trust them, they are just in a very tough situation.

The Planning Board expressed its understanding of the political process, but does believe that its recommendation was a fair and reasonable representation of the interests of the Applicant, the Abutters, and the broader community. The Board recognizes that Council is a political body and may reasonably come to a different conclusion than the Board. However, if the Board and the Council continue to disagree about the application of the SDOD to various parcels, either the Ordinance or the composition of the Board should be changed so as to avoid the perception of inconsistent public policy.

Motion to Adjourn 8:10 PM

Gina DiMento

2nd By David Stasio

Passed Unanimously