

**Planning Board Meeting Minutes
September 14, 2015**

Chairman Peter Roche opened the September 14, 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	Present
David Stasio, Esq.	Present
Gina DiMento, Esq.	Present

Minutes-

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

SDOD:

Petition from Louie Roberto & Rita Roberto, Trustees of the 142 Pleasant St. Realty Trust

Referred from Town Council September 1, 2015

This matter will be referred to the Planning Board Meeting on October 13, 2015 as a Public Hearing

60 Hermon St.-Building Re-use

Request for design review of 60 Hermon St. and will be open for the Public Review at the next Planning Board Meeting on October 13, 2015 with a Public Hearing.

Public Comment will remain open pending a reconvening of the Hearing currently scheduled at the October 13, 2015 Planning Board Meeting.

Attorney Lynds discussed the proposed design concept for 60 Hermon St. to the Planning Board and has reviewed site redevelopment plans. He has provided these for the Board to review and discuss with the Planning Board. Developer believes the property can accommodate 5-6 units within the existing building with a variety of bedroom configurations. Applicant believes they are working with the adequate number of parking spaces and working within the specifications of the SDOD.

The Planning Board has several issues of this current re-design plan (parking, windows, doorways, landscape design, etc...) and indicated that the submissions were incomplete to enable final review. The Board requested Applicant to return with more complete plans, including but not limited to a formal Landscape Plan, a detailed building elevation with façade treatment and a comparative summary illustrating code compliance and/or variances requested.

Motion by David Stasio to adjourn 8:10PM

2nd by Vinny Zappulla

Passed Unanimously