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**TOWN OF WINTHROP  
ZONING BOARD OF APPEALS**

1 Metcalf Square, Winthrop, MA 02152  
[o] 617-846-1852 x 1013

TOWN CLERK  
WINTHROP, MASS

**ZOOM Information**

**Webinar Link:** <https://us02web.zoom.us/j/82309347720?pwd=WwR0TOOd2ypecmMIbOFX8YwIQOidTdK.1>

**Webinar ID:** 823 0934 772#

**Phone:** 1-301-715-8592

**Passcode:** 532903

**Location:** Harvey Hearing Room, Lower Level, Town Hall

**Date:** JANUARY 22, 2026      **Time:** 6:30 PM

Members	Present:	Absent:
Darren Baird-Chair	<input type="checkbox"/>	<input type="checkbox"/>
Thomas Chiudina, Member	<input type="checkbox"/>	<input type="checkbox"/>
Jordan Semerth, Member	<input type="checkbox"/>	<input type="checkbox"/>
Jason Wright, Member	<input type="checkbox"/>	<input type="checkbox"/>
John Young, Member	<input type="checkbox"/>	<input type="checkbox"/>
Marc Chapdelaine, Member	<input type="checkbox"/>	<input type="checkbox"/>

File No.	Property Address	Applicant / Owner	Brief Description of Proposal	Heard / Continued
2024- 015	50 Somerset Avenue	Faretra Family Trust/ Attorney Terence Delehanty	Looking to extend relief of one (1) year variance.	
2024-012	63- 69 Putnam Street	Tieri Realty 63 LLC, Antonio Tieri, President/ Attorney Terence Delehanty	Looking to extend relief of one (1) year variance.	
2025-013	210 Winthrop Street	Capricorn 24 Series, LLC. (Chris Young)/ Attorney Terence Delehanty	The Applicant seeks a permit to demo a preexisting non-conforming structure and construct a four (4) story mixed-use building containing one (1) commercial office space and forty-two (42) residential dwelling units, with parking underneath on the first floor. The proposed project is within the Center Business District and is a permitted use. According to a recent determination regarding the boundary lines of the Center Business District submitted by the Commissioner of Inspectional Services, the project abuts an RA	<input type="checkbox"/> Heard <input type="checkbox"/> Continued Continued from: 10/16/25, 10/30/25, 12/18/25

			district, therefore limiting the project to two and a half (2 ½) stories. The permit has been denied for noncompliance with respect to minimum side yard setback and noncompliance of proposed structure with respect to max stories/ height of two and a half (2 ½) stories.	
2025-018	44 Bowdoin Street	Eagle Restoration and Construction/ Attorney Terence Delehanty	The Applicant seeks a permit to remove the existing roof and construct a 3 <sup>rd</sup> floor addition to an existing single-family home. The permit was denied in accordance with the Town's By Laws for special permit for the expansion of nonconforming use and the structure exceeding 2.5 stories in the RA District.	<input type="checkbox"/> Heard <input type="checkbox"/> Continued Continued from: 11/20/25
2025-020	158 Highland Avenue	Michael and Katherine Beattie	The Applicant seeks a permit to convert the current preexisting non-conforming 3- family structure, to a 4-unit residential building. The permit was denied in accordance with the Town's By Laws that 3 family structures are not permitted in the RA District.  The applicant has submitted a plot plan that does not comply with parking requirements and will require a parking variance.  The following variances will be needed: 1)- A variance for relief to establish a 3-family use in the RA District which does not allow for dwelling units to exceed 2 units; 2)- A variance to determine parking; and last 3)- A special permit for expansion of the non-conforming use.	<input type="checkbox"/> Heard <input type="checkbox"/> Continued Continued from: 12/18/25
2025-019	990 Shirley Street	Love Unleashed/ Danielle Logan	ZBA Site Visit on 1/2/26 at 5:30PM. The Applicant seeks a permit to convert a one-story structure to a doggy day care in a BA district where the use is not allowed so therefore a use variance is needed. Applicant to obtain info on Kettle License.	<input type="checkbox"/> Heard <input type="checkbox"/> Continued Continued from: 11/20/25 and 12/18/25

*The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may be brought up for discussion to the extent permitted by law.*