



**TOWN OF WINTHROP  
ZONING BOARD OF APPEALS**  
1 Metcalf Square, Winthrop, MA 02152  
[o] 617-846-1852 x 1013

**ZOOM Information**

**Webinar Link:** <https://us02web.zoom.us/j/82217335957?pwd=pg2X5gUeZBaSm7aBWb9ibYjteltrf4.1>  
**Webinar ID:** 822 1733 5957#  
**Phone:** 1-646-931-3860  
**Passcode:** 539276

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

**Date:** FEBRUARY 12, 2026      **Time:** 6:30 PM

<b>Members</b>	<b>Present:</b>	<b>Absent:</b>
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"/>

RECEIVED  
2026 FEB 10 A 9:56  
TOWN CLERK  
WINTHROP, MASS

<b>File No.</b>	<b>Property Address</b>	<b>Applicant / Owner</b>	<b>Brief Description of Proposal</b>	<b>Heard / Continued</b>
2025-020	158 Highland Avenue	Michael and Katherine Beattie	<p>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.</p> <p>The applicant has submitted a plot plan that does not comply with parking requirements and will require a parking variance.</p> <p>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.</p>	<input type="checkbox"/> Heard <input type="checkbox"/> Continued Continued from: 12/18/25, 1/22/26

*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.*