



**Winthrop Planning Board  
Town Hall  
One Metcalf Square  
Winthrop, MA 02152**

David A. Stasio, Esq. - Chair  
Robert Carroll, AIA  
Gina Dimento, Esq.  
Honor Merceret, AIA  
Davis Proctor  
Vincent P. Zappulla  
Christopher Boyce

November 13, 2017

**Planning Board Notice of Decision  
Motion to Amend Conditions of Special Permit (SP3)**

A True Copy Attest:

*Carla Vitale*

Town Clerk

Date: **DEC 12 2017**

**Applicant:** Jack Marchese, Capt. Jack's Marina  
**Project:** Captain Jacks Marina  
**Location:** 554 Pleasant Street, Winthrop, MA 02152  
**Hearing Date:** October 23, 2017

**I. Procedure:**

The Applicant, Jack Marchese, owner and operator of Capt. Jacks Marina located at 554 Pleasant Street, Winthrop. The Applicant requested that the Winthrop Planning Board modify or amend the Special Permit (SP3) issued on January 5, 2011 allowing a mixed use marina and a residential uses at 554 Pleasant Street, Winthrop, MA. The Special Permit and Certificate of Occupancy allows for the operation of a marina with an office manager's quarters on the first floor; and a residential unit on the second level. The applicant respectfully requested that the Winthrop Planning Board amend its Special Permit to allow the operation of a marina together with a marina office and two residential dwellings on the premises.<sup>1</sup>

**II. Findings and Conclusions:**

After a full public hearing on October 23, 2017 the Winthrop Planning Board makes the following findings with respect to amend the Special Permit to allow the operation of a marina together with a marina office and two residential dwellings on the premises as follows:

<sup>1</sup> See motion by the Applicant, Jack Marchese, of Capt. Jacks Marina submitted to the Winthrop Planning Board on September 19, 2017. For a copy of the aforementioned motion please see the motion on file at the Town of Winthrop Clerk's office, One Metcalf Square, Winthrop, MA 02152.

The Winthrop Planning Board denied the applicants motion to amend its Special Permit (by a vote of 4-2) and requested that the applicant file a new application for a new Special Permit because the Winthrop Planning Board determined that the Special Permit granted on January 5, 2011 denied mixed use.

VOTED AND APPROVED this 13th day of November 2017.

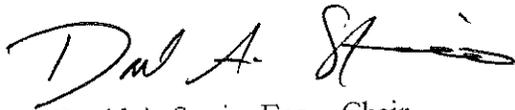
Winthrop Planning Board  
Voting Members in the Affirmative:

Robert Carroll, AIA  
Gina DiMento, Esq.  
Honor Merceret, AIA  
Christopher Boyce

Voting Members in the Negative:

David A. Stasio, Esq.-Chair  
Vincent P. Zappulla

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "David A. Stasio". The signature is fluid and cursive, with a long horizontal stroke at the end.

David A. Stasio, Esq. - Chair  
November 13, 2017