



**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
Special Development Overlay District
Development Plan Approval and Special Permit**

A True Copy Attest:

Carla Vitale

Town Clerk

Date:

DEC 12 2017

Applicant: Ocean City Development, LLC
Project: Former Playmakers Building
Location: 60 Hermon Street, Winthrop, MA 02152
Hearing Date: October 23, 2017

I. Procedure:

The Applicant is Ocean City Development, LLC, the owner of a former playmaker/religious facility located at 60 Hermon Street, Winthrop. The Applicant, through Hayes Engineering, Inc., on August 16, 2016 filed revisions to the design plans, to wit: "the width of the driveway at the building has been reduced to eleven-feet (11') in width from the previously proposed twelve-foot (12') wide driveway in an effort to maintain a five-foot (5') wide natural buffer between the project and the Project abutter to the north. The modifications were the result of a settlement agreement resulting from the abutter's adverse possession claims against the proponent."¹

The applicant respectfully requested that the Winthrop Planning Board amend the Special Permit decision for the project to reflect the driveway width(s) as presented on the accompanying interim As-Built Plan.²

¹ Hayes Engineering Letter submitted to Winthrop Planning Board on October 4, 2017, by Project Manager, Anthony M. Capachietti.

² Hayes Engineering submitted As-Built Plans with its letter of October 4, 2017 to the Winthrop Planning Board. For a copy of the aforementioned As-Built Plans please see the plans on file at the Town of Winthrop Clerk's office, One Metcalf Square, Winthrop, MA 02152.

II. Findings and Conclusions:

After a full public hearing on October 23, 2017 the Winthrop Planning Board makes the following findings with respect to amending the Special Permit decision for the project to reflect the driveway width(s) as follows:

“The Winthrop Planning Board accepts the letter submitted by Hayes Engineering, dated October 4, 2017, and votes to amend the Special Permit to reduce the driveway width from twelve-feet (12’) to eleven-feet (11’).”

VOTED AND APPROVED this 13th day of November 2017.

Winthrop Planning Board
Voting Members in the Affirmative:

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

Respectfully Submitted,



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