



TOWN OF WINTHROP OFFICE OF THE TOWN CLERK

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1742 Fax: 617-539-5814

Carla Vitale
Town Clerk

Planning Board Certification

CASE #: #001-2018

APPLICANT: 554 Pleasant St. Realty, LLC

ADDRESS: 554 Pleasant St., Winthrop, MA 02152

DECISION: _____ TO GRANT VARIANCE
_____ TO GRANT SPECIAL PERMIT
_____ DENY REQUESTED RELIEF
_____ OTHER _____

I, Carla Vitale, Town Clerk for the Town of Winthrop, Massachusetts, hereby certify that

- a. The Decision in the above reference matter was filed with the Office of the Town Clerk on May 8, 2018
- b. Twenty (20) days have elapsed since the Decision was filed with the Office of the Town Clerk; and
- c. No appeal notices of said Decision has been filed during the twenty (20) day period in accordance with Mass. General Laws Chapter 40A § 17.

Signed this day of May 29, 2018

Carla Vitale

Carla Vitale, Clerk
Town of Winthrop

Winthrop Planning Board

Review of Petition for Special Permit Application (SP3)

March 12, 2018

RECEIVED
2018 MAY -8 P 12: 55

TOWN CLERK
WINTHROP, MASS.

John J. Marchese, Manager
554 Pleasant Street Realty, LLC
dba Captain Jack's Marina
554 Pleasant Street
Winthrop, MA 02152

RE: Special Permit (SP3) Application for 554 Pleasant Street Realty, LLC, 554 Pleasant Street, Winthrop, Massachusetts

On Monday, March 12, 2018 at 7:00PM, The Planning Board of the Town of Winthrop, Massachusetts opened a Public Hearing under Chapter 17.12.130 and 17.24.0100 of the Winthrop Town Code at the request of John J. Marchese, Manager of 554 Pleasant Street Realty, LLC and The Pleasant Park Yacht Club (collectively, the "Applicant") for the property located at 554 Pleasant Street, Winthrop, Massachusetts.

The applicant's request was to grant a SP3 permit from the Planning Board, which would allow for mixed use of the existing building located at 554 Pleasant Street, Winthrop, Massachusetts. The requested SP3 permit is to allow for the addition of a second residential unit on the first floor in addition to the existing uses: a marina use, 2) small office on first floor, 3) and a residential unit on second floor.

The proposed use is allowed in the Water Front District of the Town of Winthrop, Massachusetts, subject to the approval of the SP3 permit by the Planning Board of the Town of Winthrop, Massachusetts.

At the hearing, Applicant made the presentation that the SP3 permit would approve the addition of a second residential unit on the first floor in addition to the existing uses: a marina use, a small office on first floor, and a residential unit on the second floor. In addition, upon completion of the sale, Pleasant Park Yacht Club indicated that the premises would be operated in conjunction with the current Pleasant Park Yacht Club facilities, including the parking lot. After consideration of the public comment in favor

and against the grant of the SP3 permit, the Planning Board voted, by vote of 5-0 in favor of granting the SP3 permit. (Chairman David A. Stasio, Esq., Members; Robert Carroll, AIA, Honor Merceret, Vincent P. Zappulla and David Proctor) all voted in the affirmative subject to the following condition:

- 1) This Special Permit runs only to the Applicants; jointly or severally: 554 Pleasant Street Realty, LLC and/or The Pleasant Park Yacht Club.

At the request of the Planning Board, the applicant submitted the following documents in support of its application:

- 1) Letter from Louis J. Muggeo, Counsel for Pleasant Park Yacht Club, dated May 3, 2018.
- 2) Winthrop Conservation Commission-Order of Conditions issued 12/29/14.
- 3) Town of Winthrop Occupancy Permit-2nd Floor Residential Apartment with copy of Application for Occupancy Permit and Inspection Record.
- 4) Building Permit Application dated February 20, 2013 (4 pages).
- 5) Mechanical Permit Application dated January 16, 2013 (6 pages).
- 6) Electric Permit Application dated December 28, 2012 (3 pages).
- 7) Gas Fitting Permit Application dated March 4, 2013 (4 pages).
- 8) Plumbing Permit Applied dated December 7, 2012.
- 9) Building Permit Application dated October 17, 2012 (6 pages).
- 10) Winthrop Conservation Commission documents (39 pages).
- 11) DiLullo Associates- Floor Plans for 554 Pleasant Street dated 8/2/12 (7 pages).
- 12) Zoning Opinion Letter dated March 22, 2018 from Attorney James J. Cipoletta (24 pages).
- 13) DiLullo Associates, Inc.-As built Floor Plans for 554 Pleasant Street dated 3/26/18.
- 14) Existing Parking Plan for 554-562 Pleasant Street, Winthrop dated January 17, 2018 by Engineering Alliance, Inc.
- 15) Chapter 91 License for 554 Pleasant Street, Winthrop, Massachusetts.



Chairman, David A. Stasio, Esq.



Denise Quist, Clerk, Winthrop Planning Board

Filed with Town Clerk on May 8, 2018
Cc: John J. Marchese, Manager