

**Planning Board Meeting Minutes
April 30, 2018**

Chairman David Stasio opened the April 30, 2018 meeting of the Winthrop Planning Board at 7:00 pm.

Roll Call

Chair David Stasio	Present
Robert Carroll, AIA	Present
David Proctor,	Present
Honor Merceret	Absent
Vincent P. Zappulla	Absent
Gina DiMento, Esq.	Present
Chris Boyce	Present

Town Planner and Consultant, Mary McCrann of Woodard and Curran is present to discuss the zoning issues concerning the site of the Winthrop Middle School (WMS) and the Center Business District (CBD)

Winthrop Planning Board sent a recommendation to the Town Council of which has neither been accepted or denied on the use for the Winthrop Middle School (See Attached Recommendation)

PUBLIC COMMENT

Mary McCrann reflects that she is available to help with the questions the Planning Board or citizens may have in reference to the zoning of any particular project.

She is working on a Development Review Process Guidebook that she hopes will allow a smoother transition for the public and the Planning Board.

Looking for input as to continue this Guide....

Tom Reilly (P5)-Reviewing the zoning laws of the CBD, what is best for the town. A petition has been sent to the Town Clerks office for review to be sent to the Town Council in reference to this zoning issue.

Richard Dimes (P4) requests, Mary McCrann to explain her consulting services for the town and her availability. Mary replies, she is not an employee but hired as a consultant on a "as needed" basis for the time being.

Discussion continues as to McCrann's involvement with the town and WPB and her role in helping with the zoning issues.

WPB Member, Robert Carroll discusses the role that the Town Council wants the WPB to entail. Assistant Town Manager Joe Domelowicz discusses the authority of the WPB and their support with any zoning issue is greatly needed.

Discussion continues with the public and questions to McCrann on her role as a Town Planner Consultant... The Town needs a full time Planner but the budget will not permit at this time. The town is looking to budget for it.

Discussion continues with WPB Member Robert Carroll referring to the Winthrop Master Plan and for the citizens to review as it can answer many of their questions.(Master Plan is on Town Website)

Discussion with current CBD Zoning map and it including residential housing. Concerned citizens have been informed of their residents not being included in the CBD zoning (CBD Guide on town Website) but the zoning map has yet to be corrected.

Assistant Joe Domelowicz discusses that the town is pursuing the map to be updated with the Assessor's office.

**Motion by David Proctor to adjourn-8:59 PM
2nd by Chris Boyce
Passed Unanimously**

