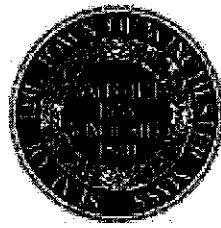


TOWN OF WINCHESTER



PUBLIC MEETING NOTICE and AGENDA

REMOTE PARTICIPATION (Due to State of Emergency COVID-19)

Pursuant to MGL Ch. 30A, Sec. 18-25 All meeting notices and agendas must be filed and time stamped by the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays) on www.winchester.us

Board/Committee Name: Board of Appeals
Date: March 18, 2021
Time: 7:00PM
Place: REMOTE PARTICIPATION - Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/81184712977?pwd=UzN4b2Q0aDdqeHVOSVZZalpzUVZkZz09>

Meeting ID: 811 8471 2977

Passcode: 519340

One tap mobile

+16465588656,,81184712977#,,,,*519340# US (New York)

+13017158592,,81184712977#,,,,*519340# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 811 8471 2977

Passcode: 519340

Find your local number: <https://us02web.zoom.us/j/81184712977?pwd=UzN4b2Q0aDdqeHVOSVZZalpzUVZkZz09>

Submitted by: Janine Viarella

Email: jviarella@winchester.us

Agenda: #3930 – 9-11 Webster Street
#3931 – 16 Niles Lane
#3932 – 247 Swanton Street
#3933 – 152 Swanton Street
#3934 – Lot 2 Abby Road
Rules and Regulations
New Business



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, MARCH 18, 2021 at 7:00 P.M. on the following matter:

PETITION NO. 3930 - That of JOANNE PYWELL and WILLIAM W. CORCORAN, TRUSTEES OF DAVID C. PYWELL REALTY TRUST concerning the property at 9-11 WEBSTER STREET, WINCHESTER, MA. The petitioners seek Site Plan Review under Section 9.5.1(6) of the Winchester Zoning By-Law so as to be permitted to construct an addition to an existing two-family dwelling where the total floor area of the two-family dwelling and garage will be greater than 3,600 square feet. The property is located in the RG (General Residence) zoning district and contains 13,152 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, MARCH 18, 2021 at 7:00 P.M. on the following matter:

PETITION NO. 3931 - That of ROBERT and MICHELLE ATCHINSON concerning the property at 16 NILES LANE, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 3.5.7 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to demolish a pre-existing non-conforming single family dwelling located on a lot which does not meet the lot frontage requirement and construct a new single family dwelling that will meet all setback requirements. In addition, the petitioners are seeking Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law so as to construct a new single family dwelling where the total floor area of the building will be greater than 5,000 square feet. The petitioners are also seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the slope over 6% of existing grade of an area more than 500 square feet. The property is located in the RDB (Single Residence) zoning district and contains 53,083 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, MARCH 18, 2021 at 7:00 P.M. on the following matter:

PETITION NO. 3932 - That of DAVID and KRISTINA NISSEN concerning the property at 247 SWANTON STREET, WINCHESTER, MA. The petitioners are seeking a Special Permit from Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct additions that will be located closer to the front property lines than permitted as of right. The property is located in the RG (General Residence) zoning district and contains 8,427 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, MARCH 18, 2021 at 7:00 P.M. on the following matter:

PETITION NO. 3933 - That of RICHARD ROHAN concerning the property at 152 SWANTON STREET, WINCHESTER, MA. The petitioner is seeking a Special Permit from Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right. The property is located in the RG (General Residence) zoning district and contains 7,328 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on MARCH 18, 2021 at 7:00 P.M. on the following matter:

PETITION NO. 3934 - That of STEVE MEINELT concerning the property at LOT 2 ABBY ROAD, WINCHESTER, MA. The petitioner is seeking a Dimensional Variance from Section 4.0 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 10 of the Massachusetts General Laws so as to be permitted to construct a new single family dwelling that will be located closer to the front property line than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 10,023 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us