

**TOWN OF WINCHESTER****PUBLIC MEETING NOTICE and AGENDA**

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**) Town Clerk's staff requests submissions **72 hrs. prior** to the meetings to allow for processing time.

**Board/Committee Name:** Board of Appeals

Type Check one: In Person:  Remote:  Hybrid:

Link:

Date: May 18, 2023

Time: 7:00PM

Place: Select Board Meeting Room

Email: [jviarella@winchester.us](mailto:jviarella@winchester.us)

**Agenda:**

- Petition No. 3987 – 316 Highland Avenue (continued from April 20, 2023)
- Petition No. 3988 – 19 Hancock Street (continued from April 20, 2023)
- Petition No. 3989 – 19 Verplast Avenue (continued from April 20, 2023)
- Petition No. 3994 – 40 Foxcroft Road (continued from April 20, 2023)
- Petition No. 3995 – 8 Abby Road (Lot 4)
- Petition No. 3996 – 17 Central Street
- Petition No. 3997 – 1 Lowell Avenue

If you need an accommodation pursuant to the American Disabilities Act, please contact the Town's ADA Coordinator, Michael Towne, at [humanresources@winchester.us](mailto:humanresources@winchester.us) or (781) 721-7157.

Please submit posting: [townclerk@winchester.us](mailto:townclerk@winchester.us)



CONTINUED TO MAY 18, 2023 AT 7:00PM IN THE SELECT BOARD MEETING ROOM

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on THURSDAY, FEBRUARY 16, 2023 at 7:00 P.M. in the SELECT BOARD MEETING ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3987 - That of DR. VIRGINIA HUNG, MD concerning the property at 316 HIGHLAND AVENUE, WINCHESTER, MA. The petitioner is seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent. The property is located in the RDB (Single Residence) zoning district and contains 39,810 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed at the Building Department during regular office hours or on the Board of Appeals web page [www.winchester.us](http://www.winchester.us)



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BOARD OF APPEALS

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PETITION NO. 3988 - That of 19 HANCOCK ST., LLC concerning the property at 19 HANCOCK STREET, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 4.5 and 9.4 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to divide the existing property into two lots (Lots 15A and 15B) creating new non-conforming lots. Lot 15A will not meet the lot area, lot frontage and lot width requirements and the existing two-family dwelling will be located closer to the side property line than permitted as of right. Lot 15B will not meet the lot frontage and lot width requirements. The property is in the RG (General Residence) zoning district, Lot 15A contains 7,522 +/- square feet and Lot 15B contains 7,522 +/- square feet.

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PETITION NO. 3989 - That of CATHERINE FROTTEN and SCOTT HATHAWAY concerning the property at 19 VERPLAST AVENUE, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 4.5 and 9.4 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws to be permitted to divide the existing property into two lots (Lots 1 and 2) creating a new non-conforming lot (Lot 1) that will not meet the lot area, lot frontage and lot width requirements. The property is in the RG (General Residence) zoning district, Lot 1 contains 3,288 +/- square feet and Lot 2 contains 11,118 +/- square feet.

WINCHESTER BOARD OF APPEALS

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CONTINUED TO MAY 18, 2023 AT 7:00PM IN THE SELECT BOARD MEETING ROOM

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on THURSDAY, APRIL 20, 2023 at 7:00 P.M. in the SELECT BOARD MEETING ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3994 - That of KATHLEEN FUREY LANZ & DANIEL J. LANZ concerning the property at 40 FOXCROFT ROAD, WINCHESTER, MA. The petitioners are seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent. The property is located in the RDB (Single Residence) zoning district and contains 14,432 +/- square feet.

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PETITION NO. 3995 - That of CAULEY DEVELOPMENT concerning the property at 8 ABBY ROAD (LOT 4), WINCHESTER, MA. The petitioner is seeking an appeal under Section 9.3.3(3) of the Winchester Zoning By-Law in accordance with Chapter 40A, Sections 8 and 15 of the Massachusetts General Laws from the Building Commissioner/Zoning Enforcement Officer's issuance of building permit #BP-22-1703 issued on March 1, 2023 to construct a new single family dwelling at 8 Abby Road (also referred to as Lot 4, Abby Road). The property is located in the RDB (Single Residence) zoning district and contains 15,998+/- square feet.

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PETITION NO. 3996 - That of GARRETT SULLIVAN concerning the property at 17 CENTRAL STREET, WINCHESTER, MA. The petitioner is seeking a Dimensional Variance from Section 4.4.2(4) of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 10 of the Massachusetts General Laws so as to be permitted to locate a portable spa with self-contained equipment closer than 10 feet from the building. The property is located in the RDB (Single Residence) zoning district and contains 12,239 +/- square feet.

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PETITION NO. 3997 - That of ACERA SCHOOL, INC.; a Massachusetts nonprofit corporation concerning the property at 1 LOWELL AVENUE, WINCHESTER, MA. The petitioners are seeking Site Plan Review under Section 9.5.1(1) and 9.5.1(3) of the Winchester Zoning By-Law so as to be permitted to demolish the existing building and construct a new building that will have 25% or more floor area and will require 20 or more parking spaces (for the entire property) and Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent. In addition, the petitioners are seeking a Special Permit under Section 3.5.3 and Section 3.5.7 so as to be permitted to demolish the existing building and construct a new building that will be located closer to another building than permitted as of right. The property is located in the IL (Limited Light Industrial) zoning district and contains 299,108 +/- square feet.

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