

REVISED

2:33 pm, Jul 06, 2023

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: July 20, 2023

Time: 7:00PM

Place: Select Board Meeting Room

Email: jviarella@winchester.us

Agenda:

- Review January 26, 2023, February 16, 2023, March 2, 2023, April 20, 2023, May 10, 2023, May 18, 2023, June 1, 2023 and June 29, 2023 minutes
- Petition No. 3988 – 19 Hancock Street (continued from May 18., 2023)
- Petition No. 3993 – 87-89 Cross Street (continued from June 29, 2023)
- Petition No. 3994 – 40 Foxcroft Road (continued from May 18, 2023)
- Petition No. 3996 – 17 Central Street (continued from May 18, 2023)
- Petition No. 3997 – 1 Lowell Avenue (continued from May 18, 2023)
- Petition No. 3998 – 31 Albamont Road
- Petition No. 3999 – 33 Englewood Road
- Petition No. 4000 – 158, 160-162 Swanton Street
- Update: searchable compendium of Board decisions; timing of process relative to the Conservation Commission; updated website proposal; lack of recording secretary and need for minutes; possibility of mailing notices to a broader list of nearby property owners.

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

Please submit posting: townclerk@winchester.us



CONTINUED TO JULY 20, 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. 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.

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



CONTINUED TO JULY 20, 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 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. 3993 - That of MARIO COVINO, 87-89 CROSS STREET, LLC concerning the property at 87-89 CROSS STREET, WINCHESTER, MA regarding an application for a comprehensive permit for the development of nine (9) three-bedroom town house rental units under the provisions of Massachusetts General Laws Chapter 40B, Sections 20 through 23, as amended. The property is in the GBD-1 (General Business) and RG (General Residence) zoning districts and contains 21,627 +/- square feet.

WINCHESTER BOARD OF APPEALS

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CONTINUED TO JULY 20, 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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CONTINUED TO JULY 20, 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, MAY 18, 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. 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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BOARD OF APPEALS

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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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PETITION NO. 3998 - That of SUDHARSHINI THILLAIAMPALAM and MENAKA THILLAIAMPALAM concerning the property at 31 ALBAMONT ROAD, WINCHESTER, MA. The petitioners are seeking a Special Permit under 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 side and rear property lines than permitted as of right. The property is in the RDB (Single Residence) zoning district and contains 6,351 +/- square feet.

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PETITION NO. 3999 - That of KEVIN WURL and TONI FRAIN concerning the property at 33 ENGLEWOOD ROAD, WINCHESTER, MA. The petitioners are seeking a Special Permit under 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 side property line than permitted as of right. The property is in the RDB (Single Residence) zoning district and contains 6,642 +/- square feet.

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PETITION NO. 4000 - That of JANARTHANAN SOMESWARANANTHAN concerning the property at 158, 160 AND 162 SWANTON STREET, WINCHESTER, MA. The petitioner is seeking a Special Permit under Sections 3.5.2 (1), 3.5.3 and 3.5.7 (3) of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws to be permitted to demolish two pre-existing non-conforming buildings (a single-family dwelling and a two-family dwelling) and construct a new three-family dwelling that will meet all setback requirements. The petitioner also seeks a Special Permit under Section 4.2.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws to be permitted to construct dormers that will be greater than 50 percent of the width of the roof plane. In addition, the petitioner is seeking Site Plan Review under Section 9.5.1(6) of the Winchester Zoning By-Law to be permitted to construct a new three-family dwelling where the total floor area of the building will be greater than 3,600 square feet and Section 9.5.1(7) of the Winchester Zoning By-Law to be permitted to change the grade of more than 500 square feet by more than six (6) percent. The property is in the RG (General Residence) zoning district and contains 9,840 +/- square feet.

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