



**TOWN OF WINCHESTER**  
MIDDLESEX COUNTY, MASSACHUSETTS  
HISTORICAL COMMISSION  
TOWN HALL  
WINCHESTER, MASSACHUSETTS 01890

**Meeting Minutes**

Date: July 10, 2023

**Mystic Valley Room, Winchester Town Hall**

Members Present: Jack LeMenager, Chair  
Bruce Hickey, Vice-Chair  
Jon Carlisle  
Julie Broderick  
Michelle McCarthy

Members Absent: Janet Boswell  
Emily Dowling

Also Present: Kevin Wurl 33 Edgewood Street  
Ron Roy, 158-160-162 Swanton Street  
Jeremia Roy, 158-160-162 Swanton Street  
Att. Larry Murray, 158-160-162 Swanton Street  
Gia That Ton, 23 Myopia Road  
Chris Pfaff, 31 Myopia Road  
Sean Cutting, 31 Myopia Road  
Michael Pallone, 31 Myopia Road  
Nick Rosettos, Planning Board  
Cheryl Dennis, Recording Secretary

A quorum being in attendance, the meeting was called to order at 7:39PM.

**Public Hearing: Demolition Permit Application**

**31 Myopia Road**

Chairman LeMenager began the discussion of this application by stating the projects clearly qualifies for demolition under the definition of “substantially all” in Section 2.6a of Chapter 14, because more than two-thirds of the exterior of the house will be demolished.

Referencing Form B, Chair LeMenager went on to say the property was formerly a carriage house for 27 Myopia dating back to 1906. The property was subdivided in the 50’s and the Commission’s consultant found it merits consideration for the National Register of Historic Places. In addition, the abutters of 27

Myopia brought to the attention of the Commission the easement and restrictive covenant agreement establishing the setback from their property line at 40 feet.

Distributing photos and design plans, Shawn Cutting from Cutting Edge Homes introduced the project on behalf of the homeowners, Chris Pfaff and Michael Pallone which would be 47ft off the property line of the abutters. The homeowners are not interested in a full tear down; and though admittedly minor due to previous renovations, they would like to maintain as many historic features as possible. Alternatives to add square footage were considered but revealed minimal possibilities given both the amount of ledge and unique formation of the lot.

Chairman LeMenager asked whether any identifiable features would be maintained, to which Mr. Cutting stated their intent to demolish down to the first-floor deck keeping the front, outside chimney, front picture window and front door location. The owner also intends to restore the cupola, which is currently made of plywood.

In answer to additional questions posed by Commission members relative to the possibility of maintaining more historical features of the property, Mr. Cutting emphasized the transient nature of the property and that very little of that remained after numerous renovations by several previous owners. To that point, the roof, siding and vinyl windows are not original, he said.

While stating the plans for the renovations looked appealing, Ms. Broderick noted its appearance was very similar to homes built during the last five years. She'd like to see the unique double Dutch appearance maintained and questioned if that had been considered, to which Mr. Cutting responded that it had but it would look out of scale. He also stressed their desire to focus on simplistic details utilizing classic New England materials.

Ms. McCarthy asked if a photo of the barn had been received. Chairman LeMenager stated no.

Mr. Carlisle asked if the new structure would be seen from the road, to which the owner responded it's hard to see the house without a helicopter. Chairman LeMenager mentioned they were hidden behind 27 Myopia.

Chairman LeMenager pointed out if the addition netted out at more than 5,000 sq ft, a Site Plan Review may be triggered and they'd have to reappear before this Commission as well as the Design Review Committee, Planning Board, and Board of Appeals.

After deliberation, Commission members agreed that much of the character of the house had been lost in the 1950's and the current proposal was in keeping with the neighborhood. Ms. McCarthy went on to say they'd previously met on this and it's clear a lot of thought was put into it.

**MOTION:** Vice-Chair Hickey moved the Commission not find this house historically significant.

**VOTE:** Unanimously Approved

## **Board of Appeals Petitions**

### **33 Englewood Road – 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**

The applicants, Kevin Wurl and Toni Frain, of 33 Edgewood Street, 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.

Mr. Wurl addressed the Commission stating their intent to add a bathroom above their existing garage putting it at 13ft 9in as opposed to 15ft from their neighbors prompting the need for a special permit.

**MOTION:** Vice-Chair Hickey moved the requested special permit work will not have an adverse affect on a historical or cultural resource from the proposed project.

**2<sup>nd</sup>:** Ms. McCarthy

**VOTE:** Unanimously Approved

### **158, 160-162 Swanton Street - Special Permit under Sections 3.5.2 (1), 3.5.3, 3.5.7 (3) and under Section 4.2.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws as well as a Site Plan Review under Section 9.5.1(6) (7)**

The petitioner, Janarthanan Someswaranathan, 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 roofline 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.

Chair LeMenager began by questioning why a demolition permit had not been filed.

Att. Larry Murray addressing the Commission as the representative of the petitioner, claimed a choice existed allowing an applicant to apply in reverse order, which they felt was more efficient in this complex case. If a special permit site plan approval was granted, they'd be back before this Commission relative to the demolition bylaw.

Chair LeMenager pointed out that a 12-month delay could be imposed by the Commission at that time to which Att. Murray voiced his understanding of that.

Att. Murray said his client wants to build a three-unit condominium on the three-address lot currently containing a two-family and single-family house.

A discussion ensued addressing specifics relative to the lot size, intended size of the units, completed structure height, number of bathrooms, egress of the garages, whether renovations had been considered- particularly the front house, etc.

Commission members agreed the discussion of building considerations was awkward at best without the benefit of addressing the demolition first. Unable to discuss the historical aspect of the property itself without the Form B, there was a consensus that the area itself is eclectic for which a case as a historical resource could not be strongly made.

**MOTION:** Mr. Carlisle moved the property does not have an adverse impact on the town historical resources.

**2<sup>nd</sup>:** Ms. Broderick

**VOTE:** Approval 4 in favor, 1 opposed

### **Other Business**

Outreach Document, Re: Historical Properties – Discussion

Nick Dias informed Commission members of his intent to develop an informational brochure relative to educating realtors and developers about the significance of our bylaws when purchasing historic properties in Winchester asking for volunteers to brainstorm with him to that end.

Ms. Broderick voiced her desire to be involved.

Members mentioned this had been dealt with in the past and something had been compiled for realtors. Vice-Chair Hickey said he would look in his files of it. Chairman LeMenanger referenced material on our website on how to research the history of your house.

Agreeing the Commission would research this topic, members mentioned it had to be clear, concise and have widespread distribution.

### **Approval of Meeting Minutes: June 12, 2023**

**MOTION:** Ms. Broderick moved to approve the meeting minutes of June 12, 2023

**2<sup>nd</sup>:** Mr. Carlisle

**VOTE:** 4 in favor, Chair LeMenager abstained

**MOTION:** Vice-Chair Hickey moved to adjourn at 9:18PM

**2<sup>nd</sup>:** Mr. Carlisle

**VOTE:** Unanimously Approved

**Next Meeting:** August 14, 2023

Respectfully submitted:

Cheryl Dennis,  
Recording Secretary

A handwritten signature in black ink, appearing to read "J. LeMenager", is centered on a light gray rectangular background.

Jack LeMenager

8/17/23  
Date