

TOWN OF WINCHESTER
BOARD OF APPEALS
71 Mount Vernon Street
Winchester, Massachusetts 01890
(781) 721-7115

FORM 2, BOARD OF APPEALS APPLICATION FOR HEARING

(Use this form for all applications for special permits or site plan approvals, appeals or petitions for variances, and appeals to the Board of Appeals.)

Date of application 9.13.22

Property Address 29 CAUMET RD Zoning District RDB-10

Applicant(s)

1. Name BEN STACKS
Address 29 CAUMET RD WINCHESTER
Email address BSACKS1212@GMAIL.COM
Telephone 914 953 9932
Relationship to the property OWNER

2. Name CAROLINE STACKS
Address 29 CAUMET RD WINCHESTER
Email address CAROLINE.STACKS1@GMAIL.COM
Telephone 617 957 4327
Relationship to the property OWNER

3. Name _____
Address _____
Email address _____
Telephone _____
Relationship to the property _____

If the applicants do not include the record owner of the property, attach a document signed by the record owner authorizing the applicant(s) to pursue this application.

Title Reference:

(Unregistered land) Middlesex County Registry of Deeds, Book 75645 Page 479
(Registered land) Land Court Certificate of Title No. _____ Book 75645 Page 479
Date of Recording or Registration 9.17.20

Summary of the subject matter of this application: *BUILD 2 CAR GARAGE ADDITION
CONNECTED TO HOUSE.*

Other party(ies) in interest.

If the record owner of the property is not the sole real party in interest, identify all other real parties in interest:

1. Name _____
Address _____
Email address _____
Telephone _____
2. Name _____
Address _____
Email address _____
Telephone _____

Include the appropriate Supporting Form (2A through 2J) and all required attachments.

Attorney, agent, or other representative(s) acting for the applicant:


1. Name _____
Address _____
Email address _____
Telephone _____
2. Name _____
Address _____
Email address _____
Telephone _____
3. Name _____
Address _____

Email address _____

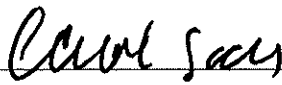
Telephone _____

The Board may request written evidence of a representative's authority.

The signatures below apply to this Form 2, to Supporting Forms (2A through 2J), and to attachments, all of which are statements of fact to which the signatures apply under the pains and penalties of perjury.

1. Signature  Date 9/14/22

Printed name Benjamin Sachs

2. Signature  Date 9/14/22

Printed name Caroline Sachs

3. Signature _____ Date _____

Printed name _____

TOWN OF WINCHESTER
BOARD OF APPEALS

71 Mount Vernon Street
Winchester, Massachusetts 01890
(781) 721-7115

FORM 2I, SITE PLAN APPROVAL

The applicant, BEN SACKS, asks the Board of Appeals for Site Plan Approval under the following section or sections of the Winchester Zoning Bylaw:

8.4.3 Wireless Communications Facility to be placed, constructed, installed, or modified.

8.6.2 Planned residential development.

8.8.4 Development of a Health Services Facility.

8.9 Large-scale ground-mounted solar photovoltaic installation.

9.5.1 (1). New construction, a change of use in an existing building, a new use on vacant land, or expansion of floor space of an existing building of 25 percent or more, all in a Limited Light Industrial (IL) District where the lot abuts a Residential District or a Conservancy Institutional District (SCI).

9.5.1 (2). Any construction or expansion of a structure on a parcel or a change of use within the General Business Districts GBD-1, GBD-2 and GBD-3 with a lot area equal to or greater than 7,500 square feet.

9.5.1 (3). New construction, a change of use in an existing building, a new use on vacant land, or expansion of floor space of an existing building of 25 percent or more, all in any district where the total number of parking spaces required will be 20 or more.

9.5.1 (4). New construction or expansion of one (1) or more buildings resulting in floor area equal to or greater than 6,000 square feet (including garage and any floor area with head room of seven (7) feet or higher, excluding basement) in the RDA-20 zoning district.

9.5.1 (5). New construction or expansion of one (1) or more buildings resulting in floor area equal to or greater than 5,000 square feet (including garage and any floor area with head room of seven (7) feet or higher, excluding basement) in the RDB-10 zoning district.

9.5.1 (6). New construction or expansion of one (1) or more buildings resulting in floor area equal to or greater than 3,600 square feet (including garage and any floor area with head room of seven (7) feet or higher, excluding basement) in the RG-6.5 zoning district.

9.5.1 (7). Changing the grade of more than 500 square feet by more than six (6) percent.

1. The applicant asserts the following:

a. The proposed new building construction and other site alterations are designed, after considering the qualities of the specific location, the proposed land use, the design of the buildings, grading, egress points, and other aspects of the development, so as to:

i. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity by: *HAVING ARCHITECTURAL DETAILS MATCH ORIGINAL WORK ON THE HOUSE KEEPING CHARACTER OF THE NEIGHBORHOOD.*

(Please submit descriptions and photographs of the character, materials, and scale of buildings in the vicinity of the subject property.)

ii. Minimize any adverse effect on any historic resource by: *BUILDING TO MATCH ORIGINAL HOUSE / SEAMLESS TRANSITIONS*

(Please attach any Massachusetts Forms B for the subject property and nearby properties.)

iii. Minimize the volume of cut and fill, the number of removed trees at least six (6) inches in caliper, the length of removed stone walls, the area of displaced wetland vegetation, and soil erosion by: *HAVING A CIVIL ENGINEER DO A DRAINAGE PLAN, NO TREES WILL BE REMOVED.*

(Please indicate such information on submitted site plans.)

iv. Provide adequate stormwater management and other utilities (e.g., electricity, gas, water) consistent with the functional requirements of the Planning Board Subdivision Rules and Regulations by: *HAVING A DRAINAGE PLAN.*

v. Maximize pedestrian and vehicular safety, both on the site and egressing from it, by: *CAUTION TAPE & SAFETY CONES, WORK IS 50' FROM STREET*

vi. Provide adequate access to each structure for fire and emergency service equipment by: *KEEPING DRIVEWAY CLEAR (LARGE LOT 18,000 SF)*

vii. Minimize obstruction of scenic views from publicly accessible locations by:

REMOVING AN EYESORE GARAGE AND BUILDING AN ARCHITECTURALLY CORRECT ONE

viii. Minimize visual intrusion by controlling the visibility of parking, storage, utilities (e.g., electricity, gas, water) such as HVAC systems and transformers, or other outdoor service areas viewed from public ways or premises residentially used or zoned, by:

HVAC EQUIPMENT IS BEHIND HOUSE, WE REMOVED 3 SERVICES THAT WERE OVER HEAD AND WENT UNDERGROUND ALONG WITH REMOVING LOW VOLTAGE WIRES AND 1 POLE

ix. Minimize glare from headlights and lighting intrusion by:

DRIVEWAY POINTS AT GARAGE

x. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances by:

HAVING THE CORRECT NUMBER OF RESTROOMS FOR WORKERS CLEANED WEEKLY.

xi. Ensure compliance with the provisions of this Zoning Bylaw, including parking, signs, landscaping, and environmental standards by:

FOLLOWING LAWS

2. With respect to site plan reviews under sections 8.4.3, 8.6.2, and 8.8.4, and 8.9 of the Zoning Bylaw, the applicant confirms that the proposal will conform to the relevant provisions of the Zoning Bylaw by:

FOLLOWING LAWS

Required attachments

___ Plot plan by a Registered Land Surveyor including proposed screening and buffering, changes in topography, installation of retaining walls, existing trees, and removal of mature trees.

___ Building drawings including plans and elevations and showing the building's forms, materials, architectural features (including dormers, lintels, bay windows, open porches, and

chimneys), patterns and proportions of windows.

___ Landscaping plans.

___ Drainage plans.

___ Description and photographs of the building and the property and photographs showing the prevailing scale and character of buildings in the neighborhood (for example the nearest ten buildings).

___ Massachusetts Historical Commission Form B, if any. [Forms B can be found at the Massachusetts Historical Commission MACRIS website at <https://mhc-macris.net/>. Note that MACRIS is not always up-to-date and that buildings may be included in Forms A applicable to multiple resource. Additional help may be available from the Town Planner or the Massachusetts Historical Commission.]

___ Any written determination by the Winchester Historical Commission concerning whether a building associated with the proposal was or is historically significant without regard to whether the building was or is subject to a demolition delay.

___ Any other written comments, recommendations, or decisions related to the proposal from other town agencies or officials.

Other attachments may also be provided.

Attach additional sheets if more space is needed.