

TOWN OF WINCHESTER
BOARD OF APPEALS

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

FORM 2I, SITE PLAN APPROVAL

The applicant, Dr. Virginia Hung, M.D. (316 Highland Ave.), 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:

Remove an existing block retaining wall and regrade at a 3:1 slope greater than 500 s.f. in area at a grade steeper than 6% at 316 Highland Avenue.

i. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity by:

Completing only the minimal work required to facilitate the project.

(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:

There are no historic resources on-site.

(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:

Earthwork Cut will only be excavated and removed as needed to facilitate the project. The Applicant has been working with Winchester Conservation regarding any removal of dead trees in the area. No wetlands are proposed to be disturbed. Soil erosion will be minimized by use of jute netting and vegetation stabilization.

(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:

Storm water management is not required as there is a decrease in impervious area.

v. Maximize pedestrian and vehicular safety, both on the site and egressing from it, by:

Not applicable.

vi. Provide adequate access to each structure for fire and emergency service equipment by:

Not applicable, no structures are to be affected.

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

The removal of the existing retaining wall will provide less obstructed views.

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:

N/A

ix. Minimize glare from headlights and lighting intrusion by:

N/A

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:

N/A

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

Landscaping will be reviewed by Conservation.

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:

N/A

Required attachments

x 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.

N/A 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.