



**TOWN OF WINCHESTER**  
Design Review Committee

Town Hall, Winchester, Massachusetts 01890

*Ellen Spencer, Chair*  
*Adrian LeBuffe, LEED*  
*Juli Riemenschneider, RLA, ASLA*  
*Eileen Casciari, RA*  
*Tracy Vartenigian Burhans*  
*Mary Grassi*  
*Jamie Devol, RA*

**DESIGN REVIEW COMMITTEE MEETING**  
**FEBRUARY 8, 2023**  
**REMOTE PARTICIPATION**

**MEETING AGENDA**, Wednesday, February 8, 2023, 7:30 pm, Virtual Via Zoom Link Provided Below

- 1. 7:30-7:35 Open Meeting, Approve Minutes**
- 2. 7:35-8:05 19 Hancock Street**

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 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 A contains 7,522 +/- square feet and Lot 15 B contains 7,522 +/- square feet.

### **3. 8:05-8:25 1 Winter Street**

PETITION NO. 3990- That of CHRISTOPHER and KERRY DOWNEY concerning the property at 1 WINTER STREET, 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 the front property lines than permitted as of right. The property is located in the RG (General Residence) zoning district and contains 6,505 +/- square feet.

### **4. 8:25-8:55 19 Verplast Avenue**

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 Law 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.

### **5. 8:55-9:10 Sign Permits – 26 Mt. Vernon Street (Cambridge Trust) and 802 Main Street.**

### **6. Discussion and Election of Vice Chair position**

### **7. New and Old Business**

### **8. Adjourn**

Town Clerk's Office is inviting you to a scheduled Zoom meeting.

Topic: Design Review Committee Meeting

Time: Feb 8, 2023 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89827974581>

Meeting ID: 898 2797 4581

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