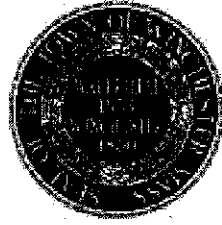


TOWN OF WINCHESTER



PUBLIC MEETING NOTICE and AGENDA

REMOTE PARTICIPATION (Due to State of Emergency COVID-19)

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) on www.winchester.us

Board/Committee Name: Board of Appeals
Date: February 18, 2021
Time: 7:00PM
Place: REMOTE PARTICIPATION - Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/88624634281?pwd=SGpnVVhPaVpCWTRUVIJBU2U5SFJNZz09>

Meeting ID: 886 2463 4281

Passcode: 358858

One tap mobile

+16465588656,,88624634281#,,,,*358858# US (New York)

+13017158592,,88624634281#,,,,*358858# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 886 2463 4281

Passcode: 358858

Find your local number: <https://us02web.zoom.us/j/88624634281?pwd=SGpnVVhPaVpCWTRUVIJBU2U5SFJNZz09>

Submitted by: Janine Viarella

Email: jviarella@winchester.us

Agenda: #3919 – 972 Main Street - continued petition
#3926 – 49 Church Street – continued petition
#3927 – 201 Ridge Street
#3928 – 11 Lorena Road
#3929 – 6 Winslow Road
Rules and Regulations
New Business
Review Draft Decisions



REMOTE PARTICIPATION PUBLIC HEARING CONTINUED TO FEBRUARY 18, 2021 AT 7:00PM.

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, ~~NOVEMBER 19, 2020~~ at 7:00 P.M. on the following matter:

PETITION NO. 3919 - That of 972 MAIN STREET HOLDINGS, LLC concerning the property at 972 MAIN STREET, WINCHESTER, MA. The petitioner seeks a Special Permit under Section 3 (Group I #4) and 9.4 of the Winchester Zoning By-Law in accordance with Massachusetts General Laws so as to be permitted to construct a fourteen (14) unit multi-family residential building, together with related parking, landscaping, drainage and other site improvements. The petitioner also seeks a Special Permit from Section 5.1.6.6 of the Winchester Zoning By-Law in accordance with Massachusetts General Laws so as to allow for certain parking spaces to be tandem parking spaces. In addition, the petitioner seeks Site Plan Review in accordance with Section 9.5.1 of the Winchester Zoning By-Law so as to be permitted to construct a fourteen (14) unit multi-family residential building, together with related parking, landscaping, drainage and other site improvements. The property is located in the GBD-3 (General Business-3) zoning district and contains 12,000+/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us



REMOTE PARTICIPATION PUBLIC HEARING CONTINUED TO FEBRUARY 18, 2021 AT 7:00PM.

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, ~~JANUARY 21, 2021~~ at 7:00 P.M. on the following matter:

PETITION NO. 3926 - That of LEE WOOTEN and JAMIE DEVOL concerning the property at 49 CHURCH STREET, WINCHESTER, MA. The petitioners are seeking an appeal under Section 9.3.3(3) of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 8 and 15 of the Massachusetts General Laws from the Building Commissioner/Zoning Enforcement Officer's determination (email dated November 18, 2020). The property is located in the RDB (Single Residence) zoning district and contains .29 acres.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, FEBRUARY 18, 2021 at 7:00 P.M. on the following matter:

PETITION NO. 3927 - That of CRAIG R. CARSWELL by MATHEW CUMMINGS concerning the property at 201 RIDGE STREET, WINCHESTER, MA. The petitioner is seeking Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law so as to construct a detached barn/garage where the total floor area of the house, barn and the barn/garage is greater than 6,000 square feet. The property is located in the RDA (Single Residence) zoning district and contains 55,056 +/- square feet.

WINCHESTER BOARD OF APPEAL

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, FEBRUARY 18, 2021 at 7:00 P.M. on the following matter:

PETITION NO. 3928 - That of DAVID and AMY SAWYER concerning the property at 11 LORENA ROAD, WINCHESTER, MA. The petitioners seek Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law so as to change the slope over 6% of existing grade of an area more than 500 square feet. The property is located in the RDB (Single Residence) zoning district and contains 47,981 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Board of Appeals web page and the Government Calendar www.winchester.us



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, FEBRUARY 18, 2021 at 7:00 P.M. on the following matter:

PETITION NO. 3929 - That of NEAL and JENNIFER SPLAINE concerning the property at 6 WINSLOW ROAD, WINCHESTER, MA. The petitioners are seeking a Special Permit from 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 side property line than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 5,983 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page www.winchester.us

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page www.winchester.us