



Town of Winchester  
BOARD OF APPEALS  
Town Hall 71 Mt. Vernon Street, Winchester, MA 01890  
Phone 781-721-7115 Fax 781-721-9935  
Janine L. Viarella, Clerk

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BOARD OF APPEALS

March 18, 2019  
Waterfield Room  
7:30PM

AGENDA

#3873 – 735 Main Street - Continued

#3878 – 24 Sargent Road

#3879 – 38 Winthrop Street Ext.

#3880 – 4 Fernway Terrace

Review draft decisions for Petition #3877 – 28 Everett Avenue

Rules and Regulations/Forms

Janine Viarella  
Clerk, Board of Appeals



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TOWN CLERK  
TOWN OF WINCHESTER

**CONTINUED TO MARCH 18, 2019**

BOARD OF APPEAL

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEAL will hold a PUBLIC HEARING on MONDAY, DECEMBER 17, 2018 at 7:30 P.M. in the WATERFIELD ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3873 - That of 735 MAIN LLC by JOSEPH R. TARBY, III, ESQ. concerning the property at 735 MAIN STREET, WINCHESTER, MA. The petitioner seeks a Special Permit under Section 3 (Group I #7) and 9.4 of the Winchester Zoning By-Law in accordance with Massachusetts General Laws so as to be permitted to construct a three (3) story building with retail space and structured parking on the first floor and eight (8) residential units on the second and third floors. 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 three (3) story building with retail space and structured parking on the first floor and eight (8) residential units on the second and third floors. The property is located in the GBD-2 (General Business-2) zoning district and the VCOD (VILLAGE CENTER OVERLAY DISTRICT) and contains 17,936 square feet.

WINCHESTER BOARD OF APPEAL

Petition may be viewed at the Building Department during regular office hours.



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TOWN CLERK  
TOWN OF WINCHESTER

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on MONDAY, MARCH 18, 2019 at 7:30 P.M. in the WATERFIELD ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3878 - That of THOMAS and LAUREN GRANDMAISON concerning the property at 24 SARGENT ROAD, WINCHESTER, MA. The petitioners seek 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 front & side property lines than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 7,500 square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed at the Building Department during regular office hours.



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TOWN OF WINCHESTER

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on MONDAY, MARCH 18, 2019 at 7:30 P.M. in the WATERFIELD ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3879 - That of MARTHA SCOTT by WALTER SCOTT concerning the property at 38 WINTHROP STREET EXT., WINCHESTER, MA. The petitioner is seeking a Special Permit under Section 3.5.7 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to demolish a pre-existing non-conforming single family dwelling located on a lot which does not meet the lot area, lot frontage and lot width requirements and to construct a new single family dwelling that will meet all setback requirements. The property is located in the RDB (Single Residence) zoning district and contains 7,500 square feet.

WINCHESTER BOARD OF APPEALS

**Petition may be viewed at the Building Department during regular office hours.**



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TOWN CLERK

BOARD OF APPEALS TOWN OF WINCHESTER

### NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on MONDAY, MARCH 18, 2019 at 7:30 P.M. in the WATERFIELD ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3880 - That of STEPHEN SPIEGELBERG and DENISE SALTOJANES concerning the property at 4 FERNWAY TERRACE, WINCHESTER, MA. The petitioners seek Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law in accordance with Massachusetts General Laws so as to construct an addition that is less than 500 square feet but where the total floor area of the house is greater than 6,000 square feet. The property is located in the RDA (Single Family) zoning district and contains 35,107 square feet.

### WINCHESTER BOARD OF APPEALS

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