

**TOWN OF WINCHESTER****PUBLIC MEETING NOTICE and AGENDA REVISED**

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**) Town Clerk's staff requests submissions **72 hrs. prior** to the meetings to allow for processing time.

**Board/Committee Name:** Board of Appeals

Type Check one: In Person:  Remote:  Hybrid:

Link:

Date: April 20, 2023

Time: 7:00PM

Place: Select Board Meeting Room

Email: [jviarella@winchester.us](mailto:jviarella@winchester.us)

**Agenda:**

- Executive Session to discuss strategy with respect to litigation – Mark Anderson, Trustee of 326 Highland Trust v. Zoning Board of Appeals - Land Court No. 23 MISC 000101
- Election of Chair and Vice Chair
- Review January 26, 2023, February 16, 2023, and March 16, 2023 minutes
- Petition No. 3986 – 407 Highland Avenue (continued from March 2, 2023)
- Petition No. 3987 – 316 Highland Avenue (continued from March 16, 2023)
- Petition No. 3988 – 19 Hancock Street (continued from March 16, 2023)
- Petition No. 3989 – 19 Verplast Avenue (continued from March 16, 2023)
- Petition No. 3991 – 12 Manchester Road (continued from March 16, 2023)
- Petition No. 3993 – 87-89 Cross Street
- Petition No. 3994 – 40 Foxcroft Road
- Presentation at Town Meeting in opposition to the Planning Board proposal to amend section 3.5.5
- Approve Form changes to accommodate the Conservation Commission
- Discussion of whether to record the meetings

If you need an accommodation pursuant to the American Disabilities Act, please contact the Town's ADA Coordinator, Michael Towne, at [humanresources@winchester.us](mailto:humanresources@winchester.us) or (781) 721-7157.

Please submit posting: [townclerk@winchester.us](mailto:townclerk@winchester.us)



CONTINUED TO APRIL 20, 2023 AT 7:00PM IN THE SELECT BOARD  
MEETING ROOM

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on THURSDAY, JANUARY 26, 2023 at 7:00 P.M. in the SELECT BOARD MEETING ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3986 - That of THE WINCHESTER COMMUNITY MUSIC TRUST (aka THE WINCHESTER COMMUNITY MUSIC SCHOOL AND WCMS) concerning the property at 407 HIGHLAND AVENUE, WINCHESTER, MA. The petitioners seek Site Plan Review under Section 9.5.1(3) of the Winchester Zoning By-Law so as to be permitted to construct an addition that will exceed 25% of the existing building floor area and will have greater than 20 parking spaces. The petitioners also seek Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law so as to be permitted to construct an addition where the total floor area of the building will be greater than 5,000 square feet. The property is located in the RDB (Single Residence) zoning district and contains 2.72 +/- acres.

WINCHESTER BOARD OF APPEALS

Petition may be viewed at the Building Department during regular office hours or on the Board of Appeals web page [www.winchester.us](http://www.winchester.us)



CONTINUED TO APRIL 20, 2023 AT 7:00PM IN THE SELECT BOARD MEETING ROOM

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on THURSDAY, FEBRUARY 16, 2023 at 7:00 P.M. in the SELECT BOARD MEETING ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3987 - That of DR. VIRGINIA HUNG, MD concerning the property at 316 HIGHLAND AVENUE, WINCHESTER, MA. The petitioner is seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent. The property is located in the RDB (Single Residence) zoning district and contains 39,810 +/- square feet.

WINCHESTER BOARD OF APPEALS

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CONTINUED TO APRIL 20, 2023 AT 7:00PM IN THE SELECT BOARD MEETING ROOM

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on THURSDAY, FEBRUARY 16, 2023 at 7:00 P.M. in the SELECT BOARD MEETING ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

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

WINCHESTER BOARD OF APPEALS

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CONTINUED TO APRIL 20, 2023 AT 7:00PM IN THE SELECT BOARD MEETING ROOM

BOARD OF APPEALS

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PETITION NO. 3989 - That of CATHERINE FROTEN 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 Laws 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.

WINCHESTER BOARD OF APPEALS

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CONTINUED TO APRIL 20, 2023 AT 7:00PM IN THE SELECT BOARD MEETING ROOM

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on THURSDAY, MARCH 16, 2023 at 7:00 P.M. in the SELECT BOARD MEETING ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3991 - That of TOM and SUZANNE KAHL concerning the property at 12 MANCHESTER ROAD, 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 side property lines than permitted as of right and located closer to another building than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 12,834 +/- square feet.

WINCHESTER BOARD OF APPEALS

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BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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PETITION NO. 3993 - That of MARIO COVINO, 87-89 CROSS STREET, LLC concerning the property at 87-89 CROSS STREET, WINCHESTER, MA regarding an application for a comprehensive permit for the development of nine (9) three-bedroom town house rental units under the provisions of Massachusetts General Laws Chapter 40B, Sections 20 through 23, as amended. The property is in the GBD-1 (General Business) and RG (General Residence) zoning districts and contains 21,627 +/- square feet.

WINCHESTER BOARD OF APPEALS

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BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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PETITION NO. 3994 - That of KATHLEEN FUREY LANZ & DANIEL J. LANZ concerning the property at 40 FOXCROFT ROAD, WINCHESTER, MA. The petitioners are seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent. The property is located in the RDB (Single Residence) zoning district and contains 14,432 +/- square feet.

WINCHESTER BOARD OF APPEALS

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