



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

July 22, 2019  
Waterfield Room  
7:30PM

AGENDA

#3873 – 735 Main Street - Continued

#3881 – 1 Winter Street – Continued

#3889 – 43-45 Clark Street

#3890 – 7 Ledgewood Road

#3891 – 6 Bruce Road

Review draft decisions for Petition #3883 – 26 Stevens Street, #3885 – 336 Main Street, #3886 – 5 Chesterford Road East

Rules and Regulations/Forms

Janine Viarella  
Clerk, Board of Appeals

RECEIVED AND FILED  
2019 JUN 20 PM 3:40  
TOWN OF WINCHESTER



CONTINUED TO JULY 22, 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.



CONTINUED TO JULY 22, 2019

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on MONDAY, APRIL 22, 2019 at 7:30 P.M. in the WATERFIELD ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3881 - That of CHRISTOPHER and KERRY DOWNEY concerning the property at 1 WINTER STREET, 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 property line than permitted as of right. The property is located in the RG (General Residence) zoning district and contains 6,505 square feet.

WINCHESTER BOARD OF APPEALS

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



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on MONDAY, JULY 22, 2019 at 7:30 P.M. in the WATERFIELD ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3889 - That of MICHAEL RAUSEO concerning the property at 43 & 45 CLARK STREET, WINCHESTER, MA. The petitioner seeks 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 lines than permitted as of right. The property is located in the RG (General Residence) zoning district and contains 4,408 +/- square feet.

WINCHESTER BOARD OF APPEALS

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



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on MONDAY, JULY 22, 2019 at 7:30 P.M. in the WATERFIELD ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3890 - That of MICHAEL and SARAH RUPPERT concerning the property at 7 LEDGEWOOD ROAD, WINCHESTER, MA. The petitioners seek a Special Permit under Section 4.2.5 and Section 9.4 of the Winchester Zoning By-Law in accordance with Massachusetts General Laws so as to be permitted to construct a dormer that exceeds 50% of the width of the roof plane. In addition, the petitioners seek Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law so as to construct an addition where the total floor area of the house is greater than 5,000 square feet. The property is located in the RDB (Single Family) zoning district and contains 40,843 +/- square feet.

WINCHESTER BOARD OF APPEALS

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BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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PETITION NO. 3891 - That of IAN and JESSICA ANDERSON concerning the property at 6 BRUCE 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 property line(s) than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 9,200 +/- square feet.

WINCHESTER BOARD OF APPEALS

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