



**TOWN OF WINCHESTER
PLANNING BOARD MEETING
TUESDAY, AUGUST 11 @ 7:30PM
REMOTE PARTICIPATION**

Join Zoom Meeting

<https://us02web.zoom.us/j/81093656091?pwd=c0xuZXpOemRvZ01ROUJBeIV6bE5CZz09>

Meeting ID: 810 9365 6091
Passcode: 879648

Join by phone
1 301 715 8592 US

Meeting ID: 810 9365 6091
Passcode: 879648

	BUSINESS
7:30PM	Open Planning Board Meeting, Updates
7:35PM	Approval of minutes
7:45PM	Zoning relief for preservation
8:15PM	10 Converse Place
8:45PM	Petition No. 3910 – 32 Winthrop Street Petition No. 3911 – 6 Crescent Rd
9:15PM	FY21 Agenda Items
9:55PM	New Business not known at time of the posting
10:00PM	Adjourn

	CORRESPONDENCE
	None

	2020 MEETINGS
Tuesday Aug. 18	7:30PM Planning Board Meeting, REMOTE PARTICIPATION
Tuesday Sept. 8	7:30PM Planning Board Meeting, REMOTE PARTICIPATION
Tuesday Sept. 15	7:30PM Planning Board Meeting, REMOTE PARTICIPATION



TOWN OF WINCHESTER

OFFICE OF PLANNING DEPARTMENT

BRIAN SZEKELY

Town Planner

71 Mount Vernon Street
Winchester, MA 01890

Currently, if a new undersized lot is to be created in order to save a Historic Resource, the Town has used the Variance procedure. It is clear that such a process is inconsistent with the nature of what constitutes a variance. A variance in Massachusetts can only be given if the lot in question is somehow different from the other lots in the immediate area or the Town in general. It can only pertain and call-out that the lot is different (or disadvantaged), specifically pertaining to the shape, topography, or soils. The saving of a historic resource is clearly not one of these reasons, and therefore a new waiver from zoning should be pursued by the Town if it wishes to continue approving such development projects in the interest of historic preservation. There are a number of bylaws to choose from. Weston focuses on keeping the character of the neighborhood as it relates to the destruction of wooded areas and other natural and cultural features, while Concord focuses on historically significant structures. Both of those bylaws are below in full. I feel a nearly complete "lift" from Concord is exactly what we are looking for. This would go into a new **Section 4.5: Flexible zoning for historic resource preservation below, or wherever Legal Counsel feels it should be inserted.**

Section 4.5: Flexible zoning for Historic Resource Preservation

4.5.1 Purpose

Historic Resources are an important and character-defining feature to the Town of Winchester. The Town, like all suburban communities in the Boston-metro region are under development pressure, and we are seeing many of the historic and smaller homes being demolished to make way for new more expensive and larger housing. Allowing for more flexible zoning to keep these Historic Resources from being demolished is a key feature to the continued preservation goals of Town. To that end, this Section 4.5 aims to allow for a waiver of dimensional controls to preserve historic structures as they exist on their lot.

4.5.2 Reduced frontage, lot width, lot area and/or side and rear yard setback lots: For the purpose of preserving existing Historic Resources on a lot, the Zoning Board of Appeals by special permit may authorize the division of land into two or more building lots so that one or more building lot(s) contains reduced frontage, lot width, lot area and/or side and rear yard setback provided that the existing Historic Resource remains on one of the lots created and a standard Approval Not Required Plan or Preliminary/Definitive Subdivision



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plan is submitted showing that the lots could otherwise be created without exceptions from the Subdivision Rules and Regulations.

4.5.2.1 The Planning Board shall submit to the Zoning Board of Appeals written recommendations including at least: (a) An evaluation of the standard Approval Not Required Plan or the Preliminary/Definitive Subdivision Plan, (b) An evaluation and opinion of the appropriateness of the design for any additional structure in relation to the existing Historic Resource, (c) An evaluation of the proposed development as to whether the lot layout and design constitute a suitable development for the neighborhood within which it is located, and (d) A recommendation for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as conditions for granting the special permit.

4.5.2.2 The Historical Commission shall submit to the Board a written evaluation of the historical significance of the existing structure or dwelling, an opinion of the appropriateness of the proposed lot layout and setbacks requested, and an evaluation or recommendation of the significant structural features that should be included in a preservation plan.

4.5.3 A special permit shall be granted under this section only if the Zoning Board of Appeals shall find: (a) The reduced frontage, lot width, lot area and/or side and rear yard setback lot(s) results in a pattern of development sufficiently advantageous to the Town to depart from the requirements of this Bylaw otherwise applicable; (b) A restriction has been shown on the plan of land to be recorded providing that the reduced frontage, lot area and/or side and rear yard setback lot(s) and any other lots created are subject to a special permit recorded therewith and shall not be further subdivided. (c) The existing Historic Resource shall be preserved consistent with a preservation plan approved as part of or as a condition to the special permit.



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CONCORD FLEXIBLE ZONING PROVISION

6.3.3 Reduced frontage, lot width, lot area and/or side and rear yard setback lots: For the purpose of preserving existing historically significant structures or dwellings on a lot wholly or partially in the residential district, the Board by special permit may authorize the division of land into two or more building lots so that one or more building lot(s) contains reduced frontage, lot width, lot area and/or side and rear yard setback provided that the existing historically significant structure or dwelling remains on one of the lots created and a standard Approval Not Required Plan or Preliminary Definitive Subdivision plan is submitted showing that the lots could otherwise be created without exceptions from the Subdivision Rules and Regulations.

6.3.3.1 The Planning Board shall submit to the Board written recommendations including at least: (a) An evaluation of the standard Approval Not Required Plan or the Preliminary Definitive Subdivision Plan, (b) An evaluation and opinion of the appropriateness of the design for any additional structure in relation to the existing historically significant structure, (c) An evaluation of the proposed development as to whether the lot layout and design constitute a suitable development for the neighborhood within which it is located, and (d) A recommendation for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as conditions for granting the special permit.

6.3.3.2. The Historical Commission shall submit to the Board a written evaluation of the historical significance of the existing structure or dwelling, an opinion of the appropriateness of the proposed lot layout and setbacks requested, and an evaluation or recommendation of the significant structural features that should be included in a preservation plan.

6.3.3.3. A special permit shall be granted under this section only if the Board shall find: (a) The reduced frontage, lot width, lot area and/or side and rear yard setback lot(s) results in a pattern of development sufficiently advantageous to the Town to depart from the requirements of this Bylaw otherwise applicable; (b) A restriction has been shown on the plan of land to be recorded providing that the reduced frontage, lot area and/or side and rear yard setback lot(s) and any other lots created are subject to a special permit recorded therewith and shall not be further subdivided. (c) The existing historically significant structure or dwelling shall be preserved consistent with a preservation plan approved as part of or as a condition to the special permit.



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WESTON FLEXIBLE DEVELOPMENT BYLAW

H. FLEXIBLE DEVELOPMENT REQUIREMENTS AND PROCEDURES

1. **Applicability** An owner or owners of land in a Single Family Residence District may apply to the Planning Board for a Special Permit for Flexible Development under this Section VI.H. This will exempt such land from the lot area, frontage, setback and other applicable dimensional requirements set forth in the Table of Conventional Dimensional Requirements of this Zoning By-Law in order to fulfill the purposes of Flexible Development. The Planning Board shall be the Special Permit Granting Authority for any Special Permit for Flexible Development issued under this Section. Nothing in this section shall be interpreted as conflicting with the right of a landowner to proceed under the Subdivision Control Law with an application for a preliminary or definitive subdivision plan pursuant to G.L. c.41, Sections 81S and 81T, or with an application for endorsement of a plan of land division as "approval not required" pursuant to G.L. c.41, Section 81P. 58

2. **Purpose** The general purpose of Flexible Development is to allow greater flexibility and creativity in the design and layout of single family residential development, without any increase in permitted density, in order to: a. minimize alteration of or damage to the natural and cultural features and topography of the land; b. avoid undue adverse impacts of new development on existing homes and neighborhoods; c. preserve wooded areas and other undeveloped open land particularly along Town roads; d. preserve the existing semi-rural appearance of the Town.

3. **Fees** An Applicant for a Special Permit for Flexible Development shall pay a filing fee and review fees as the Planning Board shall deem reasonably necessary, which fees shall be set forth in the Planning Board Special Permit Rules for Flexible Development.

4. **Procedure** A landowner seeking to create a Flexible Development of land may file with the Planning Board an Application for a Special Permit for Flexible Development. The Application shall conform to the applicable requirements for a Definitive Subdivision Plan as set forth in the Planning Board's Rules and Regulations for the Subdivision of Land, as well as the Flexible Development requirements contained herein and all other requirements in the Special Permit Rules for Flexible Development. The Planning Board shall give notice, hold a public hearing and file its decision regarding a Flexible Development Application, in accordance with the procedures governing special permits contained in Sections 9, 11 and 15 of M.G.L. c.40A, the Zoning Act.



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5. Dimensional Requirements A Special Permit for Flexible Development may authorize the creation and use of lots meeting the following dimensional requirements in lieu of the conventional dimensional requirements contained in Section VI.B.2. and VI.B.3.

a. Lot Area Each lot shall be at least of a size capable of supporting the construction of a single-family dwelling and its accessory structures in accordance with all applicable state and local regulatory requirements and the purposes of Flexible Development.

b. Frontage The frontage of each lot for a building site created in a Flexible Development shall be that necessary, in the opinion of the Planning Board, to provide for adequate access to the lot. Where shared driveways or other circumstances provide adequate access to an individual lot, frontage may not be required.

c. Setbacks All structures shall be set back a minimum of twenty (20) feet from all lot lines, provided, however, that with respect to lot lines which abut an existing street or which otherwise abut land outside the Flexible Development, setbacks from said lot lines shall conform to the Section VI.B.2. setback requirements applicable to conventional development in the underlying zoning district. 59 d. Building Height The height of all buildings or other structures within a Flexible Development shall conform to the requirements of Section VI.E.

6. Other Requirements

a. Buildable Lot Buildable lot shall be defined for purposes of determining the density of a Flexible Development as an area of contiguous land, having sufficient area and dimensions to meet the applicable requirements of this Zoning By-Law for use as the site of one single family detached dwelling, and conforming to all relevant state and local laws and regulations.

b. Developed Areas The boundaries of the area(s) within each lot that will contain all principal and accessory structures shall be shown on the plan and designated as the "Developed Areas." The areas so designated shall be of a size and location to satisfy the stated purposes and standards set forth herein.

c. Single Dwelling Not more than one single family dwelling and its accessory structures and uses may be located on a lot created under Flexible Development pursuant to Section VI.F.2.

d. Density The maximum number of lots for building sites in a Flexible Development shall not exceed the number of buildable lots which could be created through conventional development of the site. The allowable maximum density shall be based upon the maximum number of buildable lots which may be created through conventional development of the land without substantial waivers from the Planning Board's Rules and Regulations for the Subdivision of Land and in conformance with the conventional dimensional requirements for the underlying zoning district. The Planning Board shall make the final determination of density, provided, however, that for the limited purpose of showing



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conformance with said conventional dimensional requirements, the applicable minimum frontage and lot width requirements shall be 200 ft. in the Single family Residence District A , 150 ft in the Single Family Residence District B, 125 ft. in the Single Family Residence District C, and 100 ft. in the Single Family Residence District D.

e. Restrictions Against Further Development No Flexible Development for which a Special Permit has been issued under this Section may be further subdivided. A notation to that effect shall be made on the Lotting Plan as defined in the Planning Board Rules and Regulations to be endorsed by the Planning Board and recorded in the Registry of Deeds or the Land Court. In addition, a perpetual restriction, running with the land, and enforceable by the Town of Weston, shall be recorded with respect to the land within the Flexible Development. Such restriction shall provide that no lot in the Flexible Development may be further subdivided into additional building lots. Said restriction shall be in such form and substance as the Planning Board shall prescribe and may contain such additional restrictions on development and use of the lots as the Planning Board may deem appropriate.

7. Allowed Uses The land in a Flexible Development may be used for any use otherwise allowable in the Single Family Residence District in which it is located, pursuant to the provisions of Section V. Use Regulations.

8. Standards In reviewing an Application for a Special Permit for Flexible Development, the Planning Board shall consider the extent to which the Application meets the purposes of Flexible Development by satisfying the following standards:

a. The laying out of Developed Areas, roads, storm drains, sewage disposal systems, and utilities shall be in conformance with the natural features of the parcel, minimizing changes to the topography and maximizing the amount of preserved wooded areas and other open space.

b. The amount of land to be disturbed for the construction of buildings, driveways, septic systems, utilities, storm drainage systems and roads shall be minimized.

c. Important natural and historic features of the land, as determined by the Planning Board, shall be protected.

d. The Flexible Development shall be in keeping with and enhance the overall semirural appearance of Weston by: (i) preserving views from existing roads; (ii) avoiding undue adverse impacts on neighborhoods; (iii) conserving natural and historic resources, including but not limited to those linked to off-site protected resource areas.

e. The impacts of road and utility installations for each dwelling unit served shall be less than those generated by a conventional development of the same land.



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f. The design, number and location of curb cuts shall be such that any conflict with existing traffic flow is minimized, and the semi-rural appearance of existing streets is maintained or enhanced.

g. Provision, satisfactory to the Planning Board, shall be made with regard to the ownership and maintenance of any and all private roads, common driveways, common land, or other common facilities within the Flexible Development.

h. The design shall minimize the size of Developed Areas. The Planning Board shall not grant a Special Permit for Flexible Development unless the Application is consistent with the above standards and conforms to the dimensional and use requirements for Flexible Development set forth herein and in the Planning Board Special Permit Rules for Flexible Development. (end of Section VI)



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10 Converse Place Notes

The notes below are a result of a review of the 5/12/20 meeting with Dennis, Hacin, Ian, and the rest of the team. Individual comments are listed below but not everyone is mentioned because many of the comments spoken were comments that all agreed with, so I only put individual comments that were spoken and not expressly agreed to by other members of the Board.

Dennis Carlone Comments:

1. Shielding parking is a concern. They have done a good job, but potentially using an elevator lift to help with the underground parking could be pursued.
2. Elegant design that has succeeded in being broken down in scale as you move up.
3. Tries to reinforce Mt. Vernon St as a shopping street
4. The woonerf would be an amazing amenity to the Town, but coordination with abutters is paramount.
5. It is up to the PB if a flat roof makes sense here, but adding a pergola or some other type of roof deck would be a great amenity.
6. The rotunda and other curved corners appear successful and elegant and was based on PB comments in previous meetings.
7. I have concern about how the copper and the other flatter portions of the roof seem like paneling. We should avoid a paneling look.
8. There is refinement and further design review needed

Consensus Comments

1. Rounded corners are great
2. Landscaping is generally attractive
3. The roof is too busy, with too many mixed materials. The materials used however are attractive and hitting the right notes, just too much mixing at the top with the chimney elements, and the chimneys are not working harmoniously with the rest of the building. (All but 1 member agreed with this #3). The "chimneys" are too heavy and creating vertical rise to the building that is making it look taller than it is.
4. The woonerf is a great amenity that should be kept.
5. Potentially getting rid of the retail along Mt. Vernon and making that housing in order to lower the building by 1-story. (All but 1 member agreed with lowering the building by 1-story)
6. It's possible that this building should be coming in at the Special Permit level (2.5) and not at the PUD level.

7. Going above a 2.5 FAR in a PUD should only be given if more than the required level of affordable housing is provided. That has not been discussed yet on how the applicant plans to do that.

Individual Comments

Meister:

1. Aiming for 48' at 4 stories should be pursued (the Special Permit height)
2. The building is urban in scale and fits more into Waltham, Quincy, Back Bay and other cityscapes.
3. The roof should be more like Town Hall or Brown/Stanton where it is pitched in the rear for example.
4. Dining should be at the water's edge and not on Mt. Vernon.

Jerius

1. The Mt. Vernon St façade is a bit dull and needs more activation.
2. No problem with the 61' height of the building.

von Mering

1. The developer is going outside of their property lines for the woonerf. The Select Board will have to be involved with this conversation as the Planning Board does not have jurisdiction in the street.
2. The massing is inconsistent with the historic character of town. Dropping it down a floor and offering a rooftop amenity would be extremely beneficial however.



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August 11, 2020 Planning Board Meeting

PETITION 3910

32 WINTHROP STREET

Petitioner seeks a Special Permit from Section 4.2.5 and 9.4.2 so as to be permitted to construct dormers that will be greater than 50% of the width of the roof plane. The property is located in the RDB zoning district and contains 10,428 SF. *The house was built in 1968 and the Historical Commission voted "no adverse impact on a historic resource" for the Special Permit application at their meeting on August 3, 2020.*

	Requirement	Existing	Proposed
Lot Size	10,000 SF	10,428	unaltered
Front Setback	25'	24.9'	unaltered
Rear Setback	15'	9.7'	unaltered
Side Setback	15'	79.5' 16.9'	unaltered unaltered
Green Space	Min 35%	Not provided	Not provided
Hardscape	Max 35%	Not provided	Not provided
Frontage	80'	24.9"	unaltered

A major renovation of the existing structure is proposed that includes a conforming garage addition and a new dormered half story. A new gambrel roof is proposed that will be under 40', however it is interesting to note that the total height of the structure is not labeled on the plans. The paper plans are nearly impossible to read. I had to go to the electronic version to really see anything. Section 4.2.5 was passed in order to prevent a full third story being constructed, as the limit is 2.5. Technically, the addition is a half story based on the design of the roof and is trying to disguise the story. The renovation is attractive (use of materials, colors, windows) when compared to the existing house, however this does read as a 3-story structure. The intent of the bylaw was to prevent full third stories from being built, however, if the dormers weren't built the height of the structure could stay the same, with a less interesting top floor. The only portion of the top floor that is not dormered is a skylight portion of the roof that is approximately 6' long. The length of the roof is approximately 43'. This is approximately 86% of the length of the roof. Due to the good design of the structure, I think this could be lessened to 75% of the structure without the appearance of a full third story. Overall, this renovation is a large improvement to the house.

PETITION 3911

6 CRESCENT ROAD

Petitioner seeks a Special Permit from Section 3.5.5 so as to be permitted to construct an addition that will be located closer to the 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 zoning district and contains 5,970 SF. The home was built circa 1909. *The Historical Commission voted "no adverse impact on a historic resource" at their meeting on August 3, 2020.*

	Requirement	Existing	Proposed
Lot Size	10,000 SF	5,970 SF	unaltered
Front Setback	25'	19.9'	unaltered
Rear Setback	15'	4' garage	unaltered
Side Setback	15'	14.5' 11.2'	unaltered unaltered
Green Space	Min 35%	56.3%	51.4%
Hardscape	Max 35%	17.5%	17.9%
Frontage	80'	60'	unaltered
Distance between buildings	15'	14'	unaltered

The proposal entails the removal of a rear deck and bulkhead and construction of a one-story addition with a deck, stair landing and basement entryway. Existing setbacks are unaltered. Based on the rear location, the small size, and the materials used, I see no adverse impact to the abutters or the neighborhood as a result of this project and recommend favorable action with regards to this petition.



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, AUGUST 13, 2020 at 7:00 P.M. on the following matter:

PETITION NO. 3910 - That of JENNIFER MOORE concerning the property at 32 WINTHROP STREET, WINCHESTER, MA. The petitioner is seeking a Special Permit under Section 4.2.5 and 9.4.2 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 dormers that will be greater than 50 percent of the width of the roof plane. The property is located in the RDB (Single Residence) zoning district and contains 10,428+/- 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

Gill, Suzanne

From: Viarella, Janine
Sent: Friday, July 17, 2020 1:04 PM
To: Tustin, Rick; Temple, Kenneth; Peter MacDonnell; Gill, James; Murphy, Jennifer; Szekeley, Brian; steeprock95@gmail.com; Carignan, Bryan; Rudolph, Beth; Gill, Suzanne; bruce.hickey@dechert.com; emily.c.dowling@gmail.com; j.lemenager@comcast.net; jboswell943@gmail.com; jennifer.adams212@gmail.com; jclemson@verizon.net; joncarlisle@verizon.net
Subject: 32 Winthrop St forms revised
Attachments: 20200717130416830.pdf

Form 2 revised to include email and address. Form 2F revised to include answers to #4.

TOWN OF WINCHESTER
BOARD OF APPEAL
71 MOUNT VERNON STREET
WINCHESTER, MASSACHUSETTS 01890
(781) 721-7115

SUPPORTING STATEMENT
REQUESTED FINDINGS

FORM 2F
SPECIAL PERMIT
(Non-conforming)
(1 and 2 Family)

Jennifer Moore seeks a Special Permit

Under Section 3.5 of the Winchester Zoning By-Law for the property located at
32 Winthrop St.

_____ and asks that the Board of Appeal make the following
findings of fact in accordance with the provisions of Section 3.5 and 9.4 of the Winchester
Zoning By-Law and Massachusetts General Laws, Chapter 40A, Section 9.

1. The existing structure is non-conforming as to certain minimum yard set-back(s), lot area, lot frontage or lot width as follows:

A portion of the back deck is only 9ft 7 in from property line with abutters.

2. The evidence that the non-conformity pre-dates the yard set-back, lot area, lot frontage or lot width requirement of the Zoning By-Law or was permitted under relief granted by the Board of Appeal is:

Per registry records.

3. The proposed enlargement or extension of the structure will not be substantially more detrimental to the neighborhood than the existing non-conforming structure because:

The only footprint expansion will be a one car attached garage within the town regulations for proximity to road and abutters. The height addition is well within town regulations. The request for longer dormers greatly improves the exterior aesthetic look of the home from the view of the road and neighbors' property.

Applicants for a Special Permit Sign must complete Form 2E

Applicants for a Special Permit Pre-existing Nonconforming 1 or 2 Family must complete Form 2F

Applicants for a Special Permit Pre-existing Non-conforming Other must complete Form 2G

FORM 2

The undersigned is () the owner of the subject property; or () the holder of a written option to purchase the subject property, or () the holder of a valid lease to the subject property. (Written authorization from the property owner must be submitted with the other application documents when the applicant is not the record owner of the property).

Record title to the subject property stands in the name (s) Jennifer Moore

Address of owner of record 32 Winthrop St, Winchester, MA 01890

Title Reference:

(Unregistered land) Middlesex County Registry of Deeds; Book 62411, Page 124

(Registered land) Land Court Certificate of Title No. _____ Book _____, Page _____

Date of Recording: 8/7/13

State briefly what building and structures currently exist on the premises:

2 story single family home

Attorney, agent, or other representative acting for petitioner:

Name _____ Address _____

Name _____ Address _____

Written evidence of agent's standing to represent petitioner may be requested.

Signed as a statement of fact under the pains and penalties of perjury, this 11th day of June, 2020.

SIGNATURE _____
(Petitioner/Agent)

SIGNATURE [Signature]
(Property Owner/Agent)

Address _____

Address _____

Tel No. _____

Tel No. _____

Email address _____

Email address _____

4.

- (a) Community needs which are served by the proposal;

Aesthetic Improvement of the exterior building and grounds

- (b) Traffic flow and safety, including parking and loading;
N/A

- (c) Adequacy of utilities and other public services;

Contractors have done preliminary review and deemed adequate.
May request electric underground from corner of Highland.

- (d) Impacts on neighborhood character, including the extent to which:

- (i) Building forms and materials are compatible with the prevailing
scale and character of buildings in the neighborhood;

Cedar exterior in keeping with neighborhood

- (ii) Architectural features add visual character to the neighborhood (for
example, dormers, lintels, bay windows, open porches, chimneys);
and

Full chimney, dormers and bay windows. More attractive garage
doors.

- (iii) Patterns and proportions of windows are consistent;

Will be all new windows street facing and designed for
proportionality and symmetry.

- (e) Adequacy of proposed screening and buffering;

Improved landscaping to ensure privacy for neighbors.

(f) Impacts on the natural environment, including but not limited to, changes in topography, installation of retaining walls, or the removal of mature trees;

Minor retaining walls may be necessary, similar to current structure but brand new. Abutting town owned retaining wall, we have offered to split the cost of replace/renovate with the town.

Winchester Board of Appeals
Form 2F

(g) Fiscal impacts, including impact on town services, tax base and employment;
and

N/A

(h) Impacts of Historic Resources, as defined in Section 10 of this Bylaw.

N/A

Date: 7/14/20

SIGNATURE _____



(Petitioner/Agent)

Address 32 Winthrop St Winchester, MA 01890
Tel No. 781-789-1040

3910

TOWN OF WINCHESTER
BOARD OF APPEALS
71 MOUNT VERNON STREET
WINCHESTER, MASSACHUSETTS 01890
(781) 721-7115

RECEIVED
2020 JUL 10 AM 10:40
TOWN OF WINCHESTER
FORM 2

APPLICATION FOR
ZONING HEARING

Application Date 6/11/2020

The undersigned hereby petitions the Board of Appeals for the following:
 Appeal Variance Special Permit Use Special Permit/Site Plan Review
 Special Permit Sign Special Permit (Pre-existing non-conforming structure) Site Plan Review

Property Address 32 Winthrop St Zoning District Residential RDB

Area of Lot 10,428 Frontage 24 ft 9 in Year Built 1968

Street Frontage is Public Way Subdivision Control Way Private Way

Petitioner's Name Jennifer Moore Address 32 Winthrop St Winchester, MA 01890

Name _____ Address _____

Name _____ Address _____

Brief Description of Work:

A complete renovation of existing structure also including a conforming addition of an attached 1 car garage and a new dormered half story requesting a special permit to maintain our architect's design where dormers are >50% of the new roof run, the property having a pre-dated non-conformity already as a portion of the back deck is only 9 ft 7 in. from property line with abutters.

~~6407427508~~

Applicants for an Appeal must complete Form 2A

Applicants for a Variance must complete Form 2B

Applicants for a Special Permit Use must complete Form 2C

Applicants for a Special Permit/Site Plan Review or Site Plan Review must complete Form 2D

Applicants for a Special Permit Sign must complete Form 2E

Applicants for a Special Permit Pre-existing Nonconforming 1 or 2 Family must complete Form 2F

Applicants for a Special Permit Pre-existing Non-conforming Other must complete Form 2G

FORM 2

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Attorney, agent, or other representative acting for petitioner:

Name _____ Address _____

Name _____ Address _____

Written evidence of agent's standing to represent petitioner may be requested.

Signed as a statement of fact under the pains and penalties of perjury, this <u>11th</u> day of <u>June</u> , 2020.	
SIGNATURE _____ (Petitioner/Agent)	SIGNATURE <u>[Signature]</u> (Property Owner/Agent)
Address _____	Address _____
Tel No. _____	Tel No. _____
Email address _____	Email address _____

Note: Do not attempt to discuss the merits of your case with any member of the Board of Appeals at any time after filing this application and prior to the hearing thereon.

TOWN OF WINCHESTER
BOARD OF APPEAL
71 MOUNT VERNON STREET
WINCHESTER, MASSACHUSETTS 01890
(781) 721-7115

SUPPORTING STATEMENT
REQUESTED FINDINGS

FORM 2F
SPECIAL PERMIT
(Non-conforming)
(1 and 2 Family)

Petitioner Jennifer Moore seeks a Special
Permit

under Section 3.5 of the Winchester Zoning By-Law for the property located at

32 Winthrop St and asks that the Board of Appeal make the following

findings of fact in accordance with the provisions of Section 3.5 and 9.4 of the Winchester

Zoning By-Law and Massachusetts General Laws, Chapter 40A, Section 9.

1. The existing structure is non-conforming as to certain minimum yard set-back(s), lot area, lot frontage or lot width as follows:

A portion of the back deck is only 9 ft 7 in. from property line with abutters.

2. The evidence that the non-conformity pre-dates the yard set-back, lot area, lot frontage or lot width requirement of the Zoning By-Law or was permitted under relief granted by the Board of Appeal is:

3. The proposed enlargement or extension of the structure will not be substantially more detrimental to the neighborhood than the existing non-conforming structure because:

The only footprint expansion will be a one car attached garage within the town regulations for proximity to road and abutters. The height addition is well within town regulations. The request for longer dormers greatly improves the exterior aesthetic look of the home from the view of the road and neighbors' property.

Winchester Board of Appeals
Form 2F

4.

- (a) Community needs which are served by the proposal;
- (b) Traffic flow and safety, including parking and loading;
- (c) Adequacy of utilities and other public services;
- (d) Impacts on neighborhood character, including the extent to which:
 - (i) Building forms and materials are compatible with the prevailing scale and character of buildings in the neighborhood;
 - (ii) Architectural features add visual character to the neighborhood (for example, dormers, lintels, bay windows, open porches, chimneys);
and
 - (iii) Patterns and proportions of windows are consistent;
- (e) Adequacy of proposed screening and buffering;

(f) Impacts on the natural environment, including but not limited to, changes in topography, installation of retaining walls, or the removal of mature trees;

Winchester Board of Appeals
Form 2F

(g) Fiscal impacts, including impact on town services, tax base and employment;
and

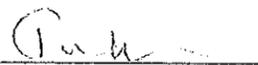
(h) Impacts of Historic Resources, as defined in Section 10 of this Bylaw.

NOTE: It is anticipated that many of the above questions may be answered by the submission of plans.

If the SPGA disagrees with the recommendation of any other town agencies or officials, it shall explain its position in its written decision.

The rights authorized by a special permit expire two years from the date the decision is filed with the Town Clerk unless exercised or extended in accordance with the terms of Massachusetts General Laws, Chapter 40A, Section 9.

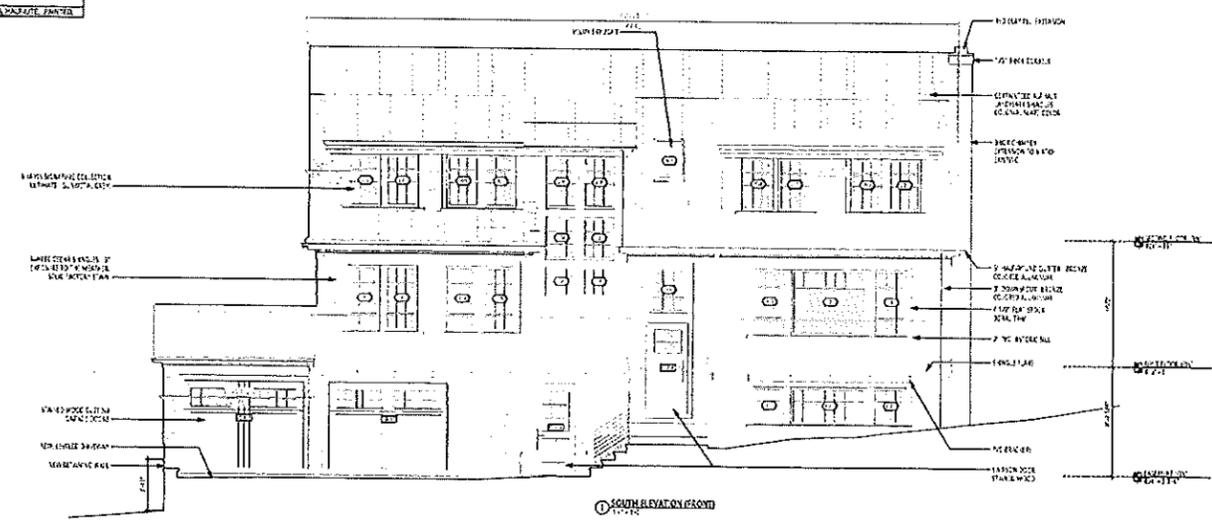
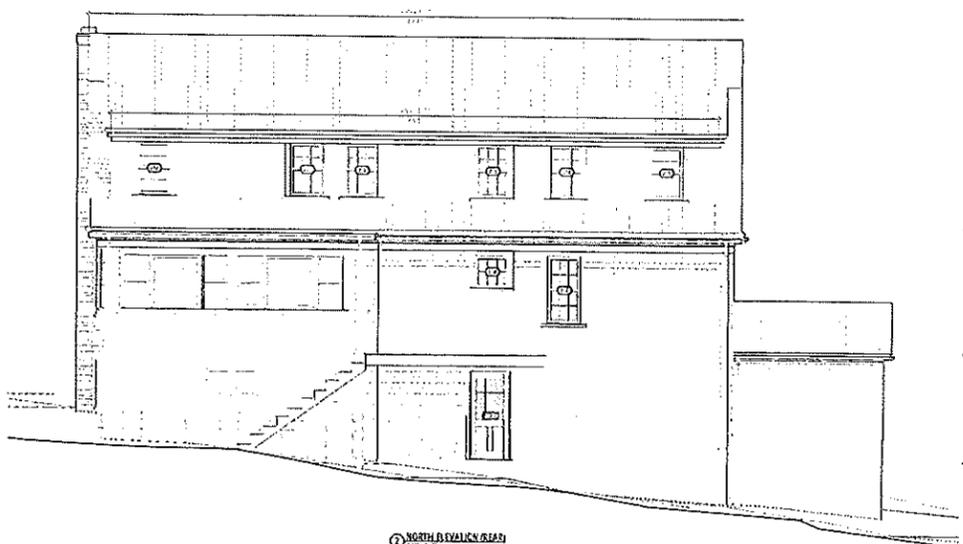
Date: 6/11/20

SIGNATURE 

(Petitioner/Agent)
Address 32 Winthrop St Winchester, MA 01890
Tel No. 781-789-1040

NO.	SYM.	TYPE	FINISH	REMARKS	DATE	BY
001	7-12	8-1		REPLACE EXISTING DOOR		
002	7-12	8-1		INSTALL NEW DOOR		
003	7-12	8-1		REPLACE EXISTING DOOR TO REPLACE EXISTING WINDOW TO MATCH		
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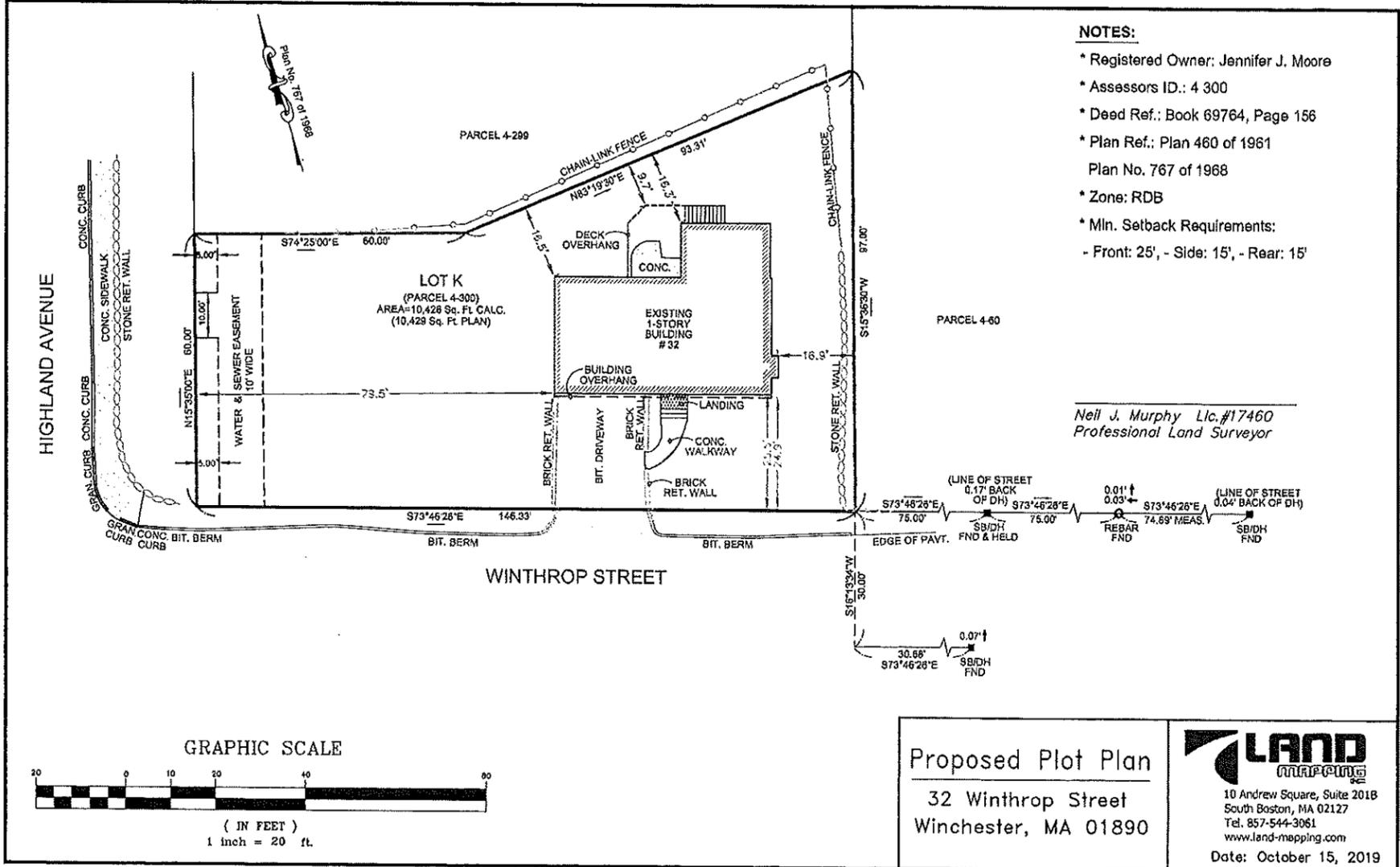


PRESTON DESIGN, INC.
 100 W. MAIN ST., SUITE 200
 WILMINGTON, MA 01890
 TEL: 617-261-1111
 FAX: 617-261-1112
 WWW.PRESTONDESIGN.COM

PROJECT NAME
KRONE & MOORE RESIDENCE
 PROJECT ADDRESS
 35 WINTHROP STREET, WINCHESTER, MA

SCALE
EXTERIOR ELEVATIONS AND DOOR & WINDOW SCHEDULES

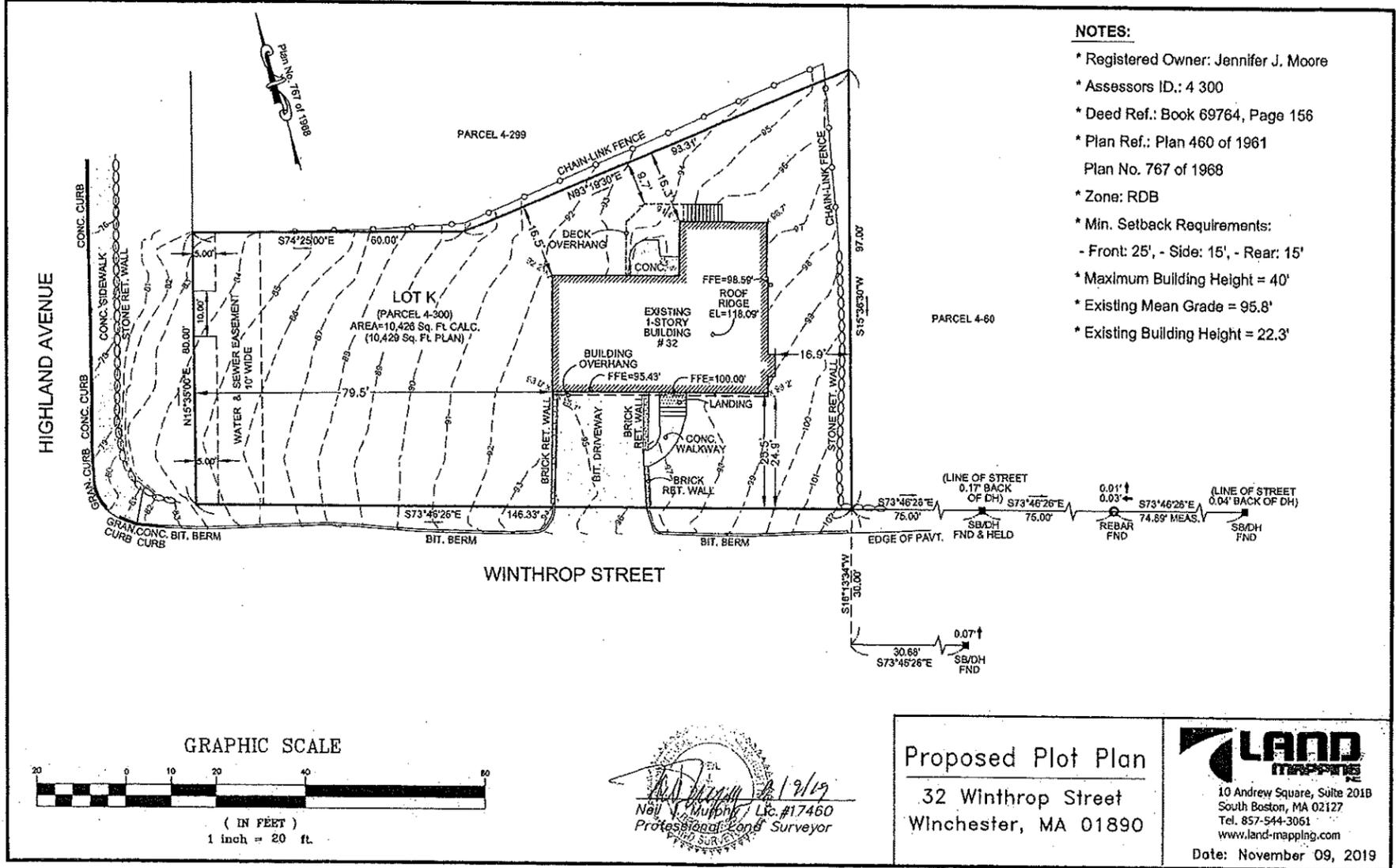
DATE
 08/11/11
 DRAWN BY
 J.M.
 CHECKED BY
 J.M.
 PROJECT NO.
 111111
 SHEET NO.
 A3.1



NOTES:

- * Registered Owner: Jennifer J. Moore
- * Assessors ID.: 4 300
- * Deed Ref.: Book 69764, Page 156
- * Plan Ref.: Plan 460 of 1961
 Plan No. 767 of 1968
- * Zone: RDB
- * Min. Setback Requirements:
 - Front: 25', - Side: 15', - Rear: 15'

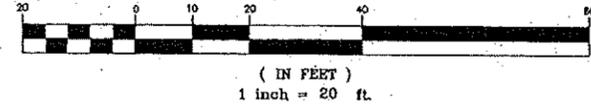
Neil J. Murphy Lic.#17460
 Professional Land Surveyor



NOTES:

- * Registered Owner: Jennifer J. Moore
- * Assessors ID.: 4 300
- * Deed Ref.: Book 69764, Page 156
- * Plan Ref.: Plan 460 of 1961
Plan No. 767 of 1968
- * Zone: RDB
- * Min. Setback Requirements:
- Front: 25', - Side: 15', - Rear: 15'
- * Maximum Building Height = 40'
- * Existing Mean Grade = 95.8'
- * Existing Building Height = 22.3'

GRAPHIC SCALE



Neil V. Murphy Lic. #17460
 Professional Land Surveyor

<p>Proposed Plot Plan</p> <p>32 Winthrop Street Winchester, MA 01890</p>	<p>LAND MAPPING</p> <p>10 Andrew Square, Suite 201B South Boston, MA 02127 Tel. 857-544-3061 www.land-mapping.com</p> <p>Date: November 09, 2019</p>
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RENOVATION DESIGN FOR: KRONE & MOORE RESIDENCE

PROJECT ADDRESS: 32 WINTHROP STREET, WINCHESTER, MA

DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION. PRICING ONLY

SET FIRST ISSUED: MARCH 31, 2020

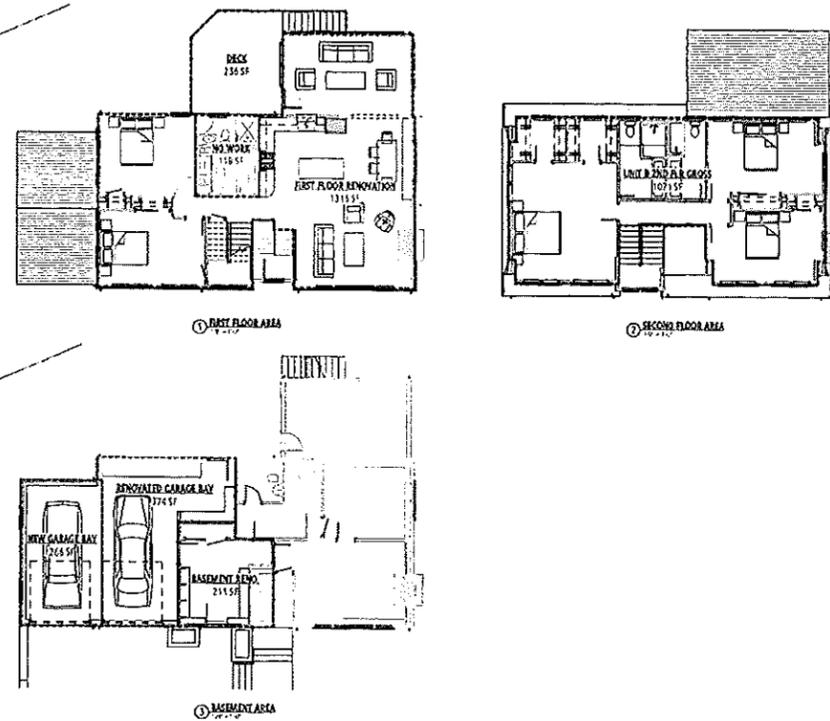
DRAWING DIRECTORY			
NO.	DATE	DESCRIPTION	ISSUED BY
001	03/31/20	PROJECT DIRECTORY	JD
002	03/31/20	AREA PLANS	JD
003	03/31/20	LOCUS MAP	JD
004	03/31/20	COVER SHEET	JD

PROJECT DIRECTORY	
OWNER	MR. & MRS. KRONE & MOORE 32 WINTHROP STREET, WINCHESTER, MA 01890
ARCHITECT	PRESTON DESIGN, INC. 100 W. MAIN STREET, SUITE 200, WINCHESTER, MA 01890
STRUCTURAL ENGINEER	TD

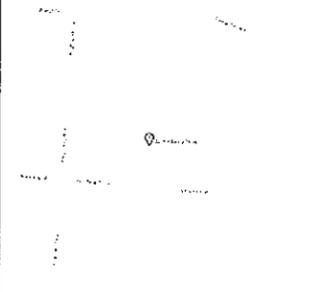
PROJECT DESCRIPTION

RENOVATION DESIGN FOR THE KRONE & MOORE RESIDENCE. THE PROJECT INCLUDES THE RENOVATION OF THE FIRST FLOOR, SECOND FLOOR, AND BASEMENT. THE RENOVATION WILL INCLUDE THE REMOVAL OF EXISTING INTERIORS, THE INSTALLATION OF NEW INTERIORS, AND THE ADDITION OF A DECK AND GARAGE. THE PROJECT WILL BE COMPLETED IN PHASES.

AREA PLANS



LOCUS MAP



PRESTON DESIGN, INC.
100 W. MAIN STREET, SUITE 200
WINCHESTER, MA 01890
TEL: 978.251.1000
WWW.PRESTONDESIGN.COM

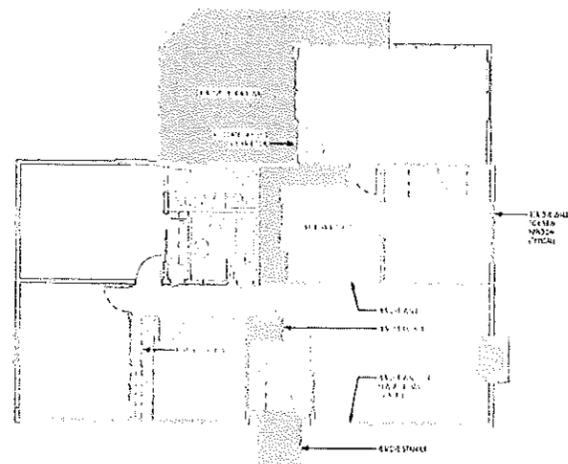
PROJECT NAME:
KRONE & MOORE RESIDENCE
PROJECT ADDRESS:
32 WINTHROP STREET, WINCHESTER, MA

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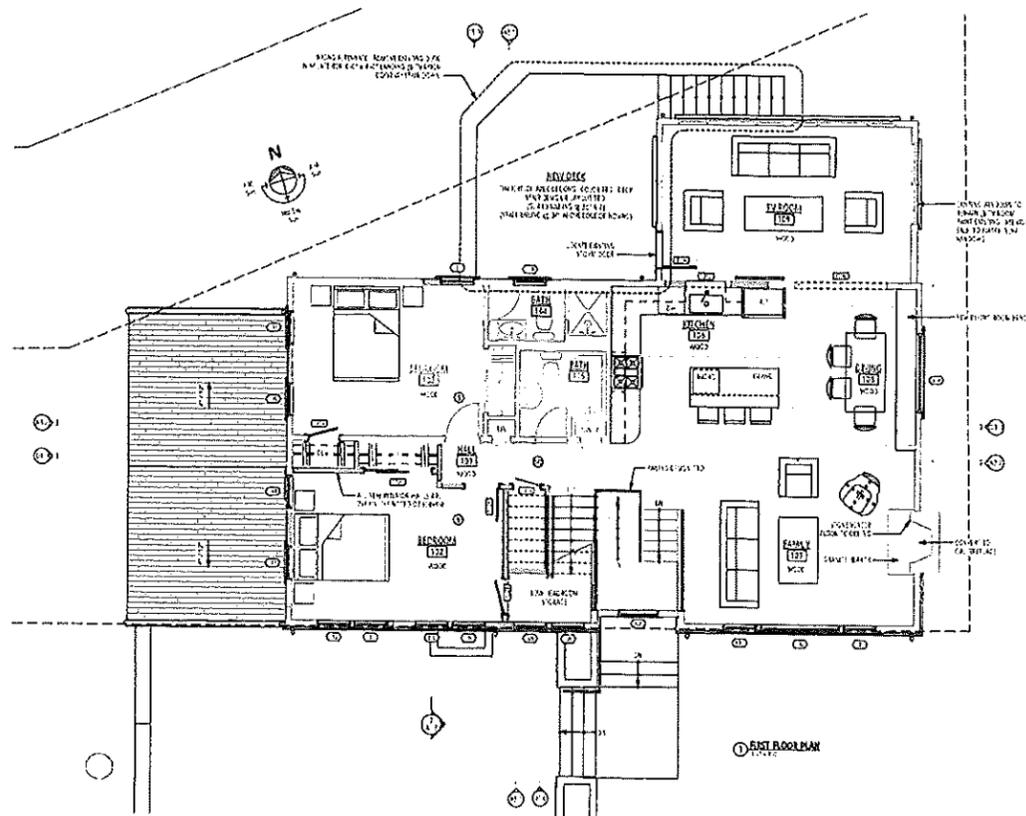
DRAWING NO.:
COVER SHEET

NO.	DATE	DESCRIPTION	ISSUED BY
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002	03/31/20	AREA PLANS	JD
003	03/31/20	LOCUS MAP	JD
004	03/31/20	COVER SHEET	JD

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2 SITE PLAN



1 FIRST FLOOR PLAN

PRESTON DESIGN, INC.
 ARCHITECTS
 100 W. MAIN STREET
 SUITE 100
 WINTHROP, MA 01890
 TEL: 978-234-1111
 FAX: 978-234-1112
 WWW.PRESTONDESIGN.COM

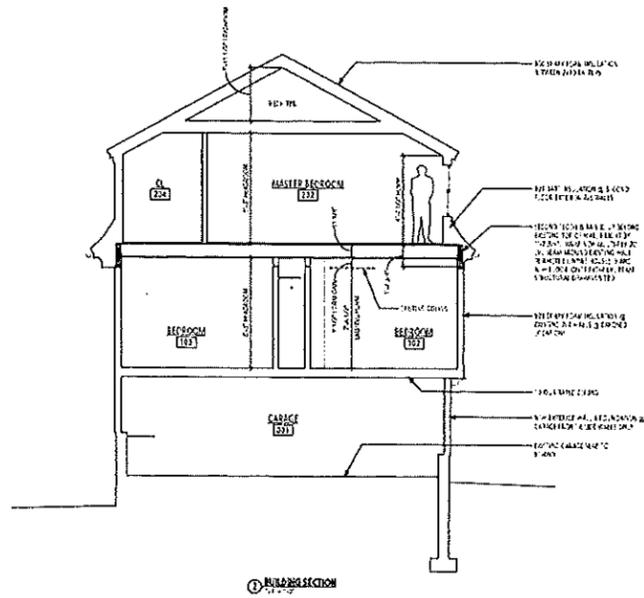
PROJECT NAME
KRONE & MOORE RESIDENCE
 PROJECT ADDRESS
 32 WINTHROP STREET, WINTHROP, MA

SCALE
FIRST FLOOR PROPOSED & DEMO PLAN

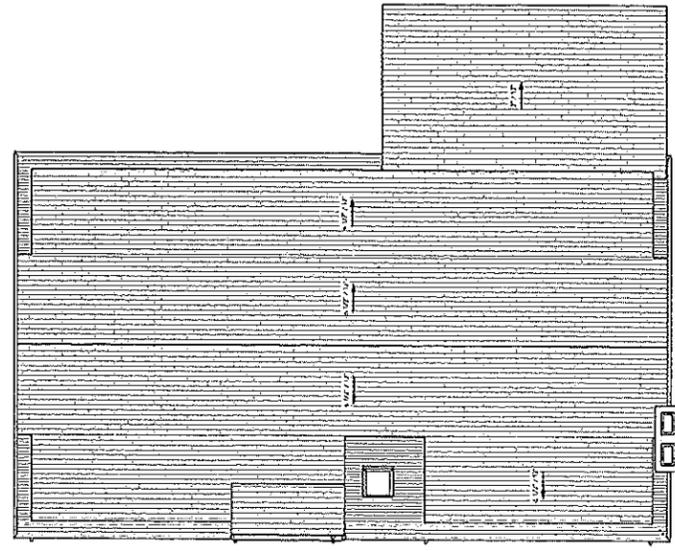
DATE	DATE
NO.	NO.
BY	BY
CHECKED	CHECKED
DATE	DATE

A1.1

NO.	SYMBOL	DESCRIPTION	UNIT	QUANTITY	EXTENSION	REMARKS
1	100	CEILING	SQ. FT.	1,200		
2	101	FLOOR	SQ. FT.	1,200		
3	102	WALL	SQ. FT.	1,200		
4	103	DOOR	EA.	1		
5	104	WINDOW	EA.	1		
6	105	STAIR	SQ. FT.	100		
7	106	BATH	SQ. FT.	100		
8	107	BEDROOM	SQ. FT.	100		
9	108	BEDROOM	SQ. FT.	100		
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204						



1 BUILDING SECTION



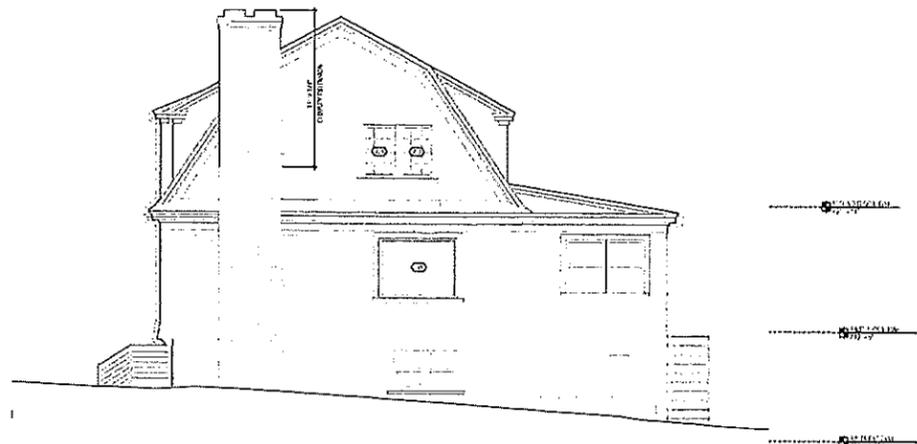
2 ROOF PLAN

PRESTON DESIGN, INC.
 100 WINDY HILL ROAD
 WINDY HILL, MA 01890
 TEL: 978/234-1000
 FAX: 978/234-1001
 WWW.PRESTONDESIGN.COM

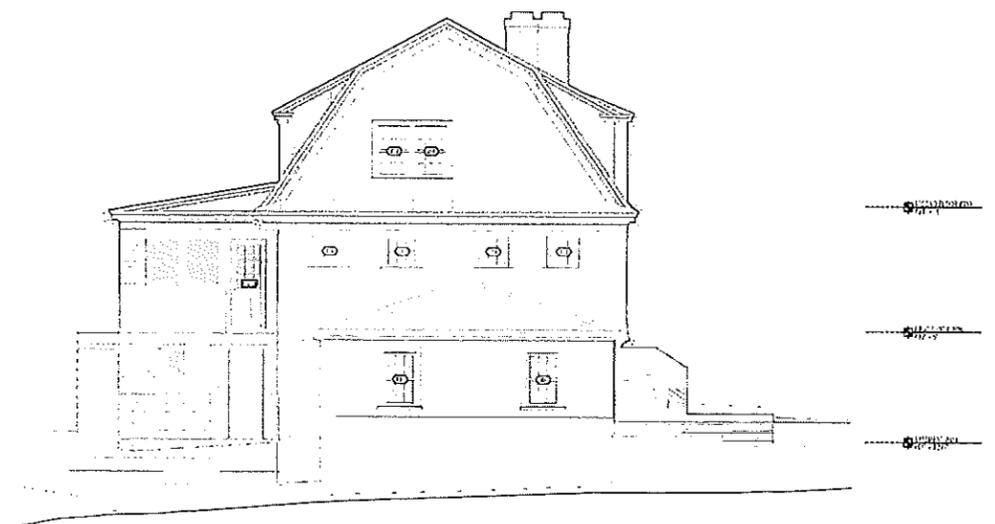
OWNER: KRONE & MOORE RESIDENCE
 32 WINTHROP STREET, WINCHESTER, MA

ROOF PLAN & BUILDING SECTION

DATE	NO.
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10/15/10	99
10/15/10	100



① EAST ELEVATION (EXIST)



② WEST ELEVATION (EXIST)

PRESTON DESIGN, INC.
 100 W. MAIN ST.
 SUITE 100
 WINTHROP STREET, WINCHESTER, MA 01890
 TEL: 978-234-1111
 WWW.PRESTONDESIGN.COM

PROJECT NAME
KROONE & MOORE RESIDENCE
 PROJECT ADDRESS
 32 WINTHROP STREET, WINCHESTER, MA



PROJECT NAME
EXTERIOR SIDE ELEVATIONS

DATE
 02/11/2014
 DRAWN BY
 J. MOORE
 CHECKED BY
 J. MOORE
 SCALE
 1/8" = 1'-0"

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 173009
Document Type : DEED
Recorded Date : August 07, 2013
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Recorded Book and Page : 62411 / 124
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Receipt Number : 1609264
Recording Fee (Including excise) : \$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/07/2013 02:22 PM
Ctrl# Doc# 00173009
Fee: \$.00 Cons: \$1.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

RENOVATION DESIGN FOR: KRUNE & MOORE RESIDENCE

PROJECT ADDRESS: 32 WINTHROP STREET, WINCHESTER, MA

DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION. PRICING ONLY

SET FIRST ISSUED: MARCH 31, 2020

DRAWING DIRECTORY

SHEET #	SHEET NAME	SHEET FIRST ISSUED	CURRENT REVISION DATE
1. ARCHITECTURAL DRAWINGS			
A0.0	COVER SHEET	MARCH 31, 2020	
AS.1	EXTERIOR PERSPECTIVES	MARCH 31, 2020	
AT.0	BASEMENT PROPOSED & DEMO PLAN	MARCH 31, 2020	
AT.1	FIRST FLOOR PROPOSED & DEMO PLAN	MARCH 31, 2020	
AT.2	SECOND FLOOR PROPOSED, ROOF DEMO & ROOM FINISH SCHEDULE	MARCH 31, 2020	
AT.3	ROOF PLAN & BUILDING SECTION	MARCH 31, 2020	
AE.1	EXTERIOR ELEVATIONS AND DOOR & WINDOW SCHEDULES	MARCH 31, 2020	
AE.2	EXTERIOR SIDE ELEVATIONS	MARCH 31, 2020	
DE.0	DEMO ELEVATIONS	MARCH 31, 2020	

PROJECT DIRECTORY

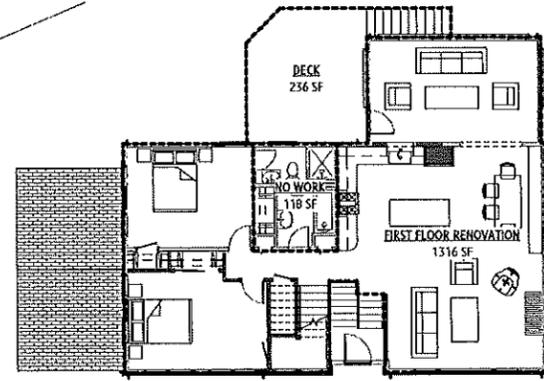
DESIGNER:
PRESTON DESIGN, INC.
PRINCIPAL DESIGNER: NICHOLAS TROY PRESTON
EMAIL: NICHOLASPRESTONDESIGN@GMAIL.COM
PHONE: 401.573.2922
WEBSITE: WWW.PRESTONDESIGN.COM

STRUCTURAL ENGINEER:
TBD

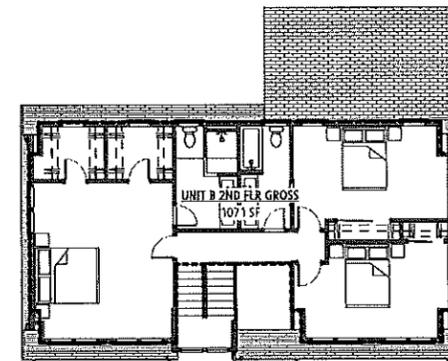
PROJECT DESCRIPTION

- BATHROOM AND ALTER RENOVATION
- NEW RAISED SECOND STORY ROOF ADDITION
- NEW GARAGE ADDITION @ BASEMENT ON LEFT SIDE OF HOUSE. NEW MUDROOM @ EXISTING RIGHT GARAGE BAY.
- NEW KITCHEN TO REPLACE EXISTING @ SAME LOCATION ON FIRST FLOOR LEVEL.
- NEW DECK @ REAR OF HOUSE TO REPLACE EXISTING W/ NEW STAIR DOWN. MATCH EXISTING FOOTPRINT.
- ALL NEW WINDOWS ENTIRE HOUSE.
- NEW DRIVEWAY W/ RETAINING WALL
- NEW EXTERIOR STAIR UP FROM DRIVEWAY TO SPLIT LEVEL ENTRANCE
- NEW SIDING ENTIRE HOUSE
- EXISTING BRICK REMOVED @ BASEMENT WALL

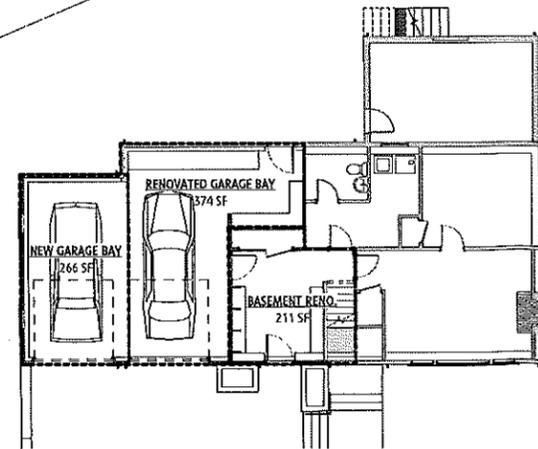
AREA PLANS



① FIRST FLOOR AREA
1/8" = 1'-0"

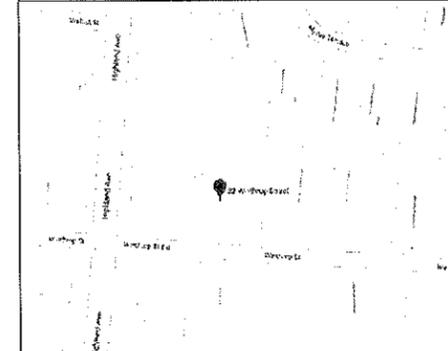


② SECOND FLOOR AREA
1/8" = 1'-0"



③ BASEMENT AREA
1/8" = 1'-0"

LOCUS MAP



PRESTON DESIGN, INC.
20 MACDONALD WAY
BROOKFIELD, MA 01507
PHONE: 401.573.2922
WWW.PRESTONDESIGN.COM
PDF FILE NAME:
000_32Winthrop-Street-Design-Package-March-31-2020

PROJECT NAME:
KRUNE & MOORE RESIDENCE

PROJECT ADDRESS:
32 WINTHROP STREET, WINCHESTER, MA

DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION. PRICING ONLY

REVISION #	DATE

SHEET NAME:
COVER SHEET

SHEET FIRST ISSUED: MARCH 31, 2020
REVISIONS:
SCALE: 1/8" = 1'-0"
CLIENT: WILLIAM BROOKS & PARTNER HOUSE
PROJECT #: 191
SHEET #:

A0.0



EXISTING



EXISTING



EXISTING

WWW.PRESTON.DESIGN



PROPOSED

WWW.PRESTON.DESIGN



PROPOSED

PRESTON DESIGN, INC.
 PRESTON DESIGN, INC.
 51 MACBOLA WAY
 BRIDGEMATE, MA 02138
 (TEL) 781-326-1111
 (FAX) 781-326-1112
 (EMAIL) www.preston.design
 PRESTON@PRESTON.DESIGN
 603-318-8888-Preed-Design-Poddy-March 31-2020

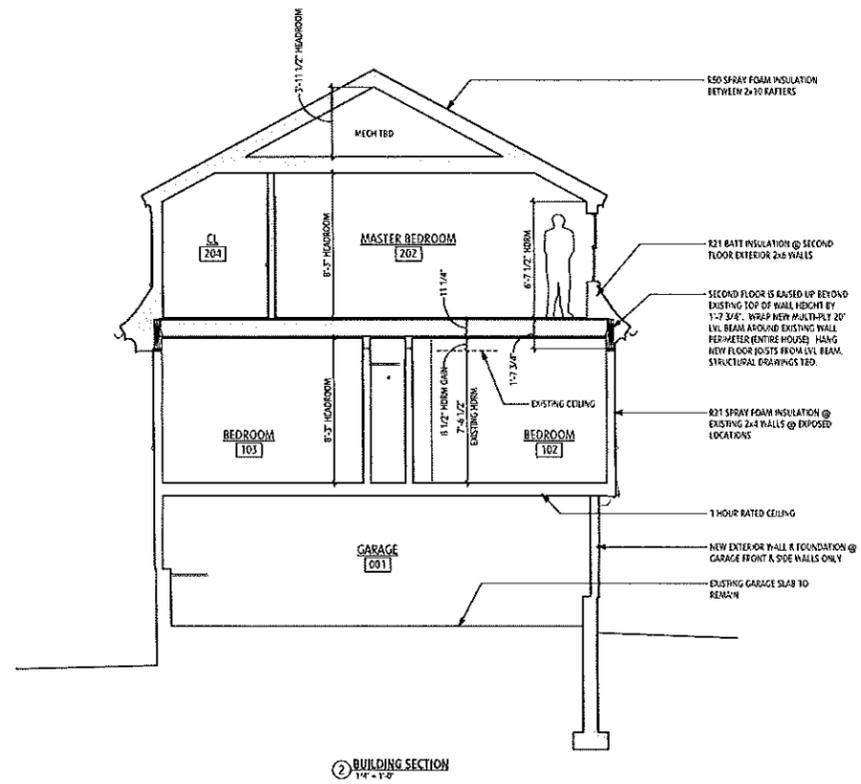
PROJECT NAME:
KRONE & MOORE RESIDENCE
 PROJECT ADDRESS:
 52 WINTHROP STREET, WINCHESTER, MA
 DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION. PENDING ONLY

REVISION #	DATE

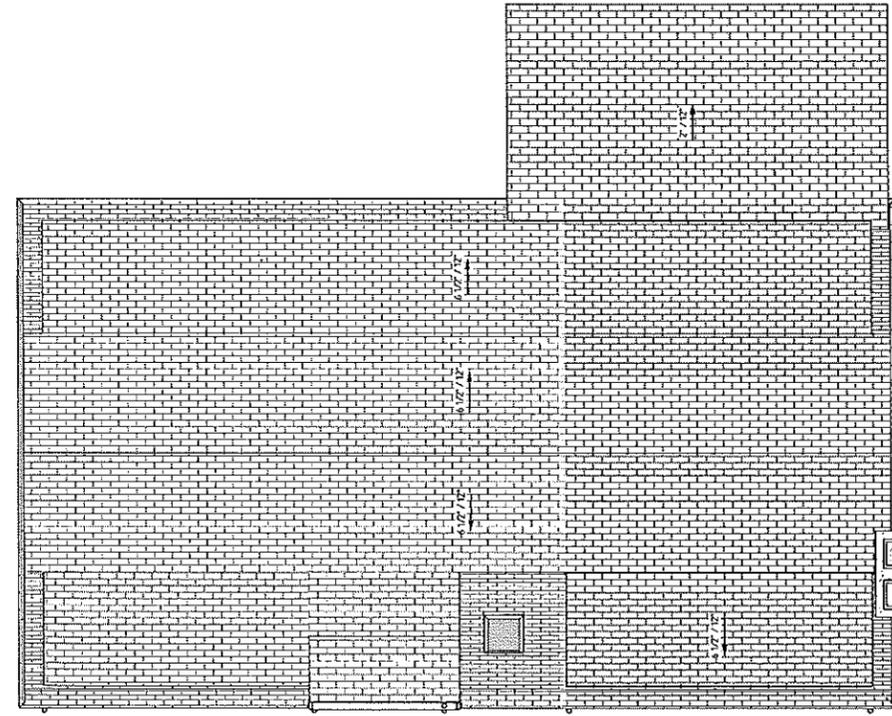
SKETCH NAME:
EXTERIOR PERSPECTIVES

SHEET #1
 ISSUED: MARCH 31, 2020
 REVISED:
 SCALE:
 CLIENT: WILLIAM KRONE & JENNIFER MOORE
 PROJECT #: 191
 SHEET #

A0.1



2 BUILDING SECTION
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



PRESTON DESIGN, INC.
 25 WACCOLO WAY
 BRIDGEWATER, MA 02324
 TEL: 508-325-2222
 FAX: 508-325-2222
 WWW: www.preston-design.com
 PDX FILE NAME: 065-22 Winthrop-Down-Design-Update-March-31-2020

PROJECT NAME:
KRONE & MOORE RESIDENCE
 PROJECT ADDRESS:
32 WINTHROP STREET, WINCHESTER, MA
 DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION. PERIODIC ONLY

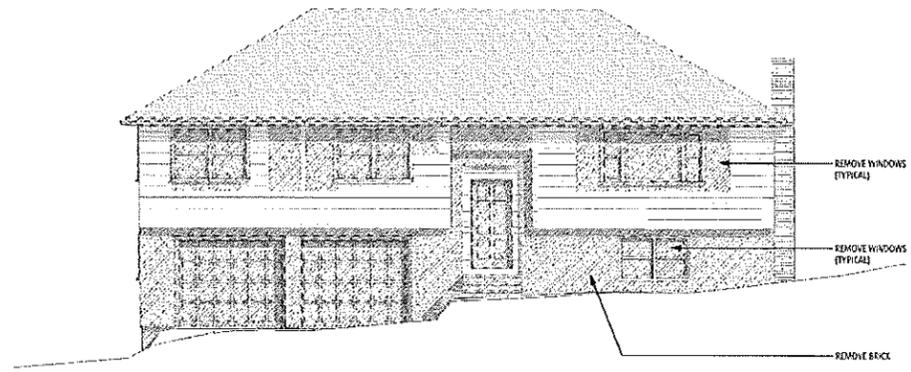
NO.	DATE	REVISION

SHEET NAME:
ROOF PLAN & BUILDING SECTION

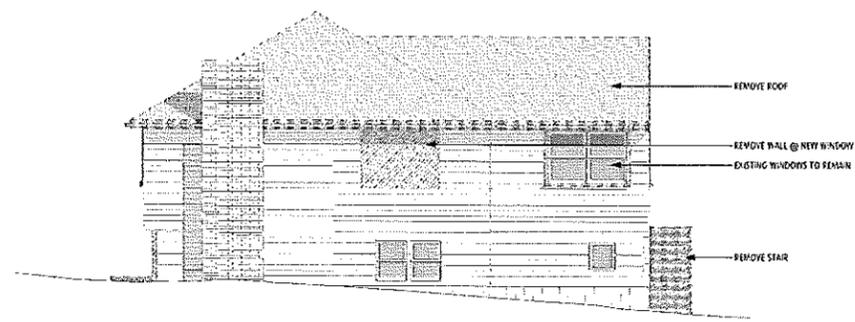
SHEET FIRST ISSUED: MARCH 31, 2020
 REVISION:
 SCALE: 1/4" = 1'-0"
 CLIENT: WILLIAM KRONE & JENNIFER MOORE
 PROJECT #: 191
 SHEET #

DOOR SCHEDULE						
Mark	Width	Height	Manufacturer	Model	Fire Rating	Comments
D01C	2'-10"	6'-8"			20 MIN.	20 MINUTE FIRE RATED DOOR
D02B	6'-0"	6'-8"				DOUBLE HINGED CLOSET DOOR
D03A	2'-6"	6'-8"				NEW SINGLE HINGED CLOSET DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
D04A	2'-6"	6'-8"				SINGLE HINGED DOOR
D04B	2'-4"	6'-8"				NEW SINGLE HINGED CLOSET DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
D05A	2'-6"	6'-8"				NEW SINGLE HINGED CLOSET DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
D06B	2'-6"	6'-8"				NEW SINGLE HINGED OFFICE DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
D06A	2'-4"	6'-8"				NEW SINGLE HINGED POWDER ROOM DOOR TO REPLACE EXISTING. EXISTING FRAME TO REMAIN.
D11B	2'-0"	6'-8"				SINGLE HINGED CLOSET DOOR
D12A	2'-6"	6'-8"				SINGLE HINGED BEDROOM DOOR
D12B	2'-6"	3'-0"				SINGLE HINGED CLOSET DOOR
D12C	5'-0"	6'-8"				DOUBLE SLIDING CLOSET DOOR
D13A	2'-4"	6'-8"				SINGLE HINGED CLOSET DOOR
D13B	2'-0"	7'-0"				FRAMED OPENING
D13C	2'-0"	4'-0"				FRAMED OPENING @ COUNTER
D20A	2'-6"	6'-8"				SINGLE HINGED CLOSET DOOR
D20B	2'-6"	6'-8"				SINGLE HINGED CLOSET DOOR
D20A	2'-4"	6'-8"				SINGLE HINGED CLOSET DOOR
D20B	2'-4"	6'-8"				SINGLE HINGED BATHROOM DOOR
D20C	2'-4"	6'-8"				SINGLE HINGED BATHROOM DOOR
D20D	2'-4"	6'-8"				SINGLE HINGED BATHROOM DOOR
D20E	2'-4"	6'-8"				SINGLE HINGED BATHROOM DOOR
D20F	6'-0"	6'-8"				DOUBLE SLIDING CLOSET DOOR
D20G	2'-6"	6'-8"				SINGLE HINGED BEDROOM DOOR
D20H	4'-0"	6'-8"				DOUBLE SLIDING CLOSET DOOR
X201A	6'-0"	6'-8"				GARAGE DOOR PAINTED
X201B	6'-0"	6'-8"				GARAGE DOOR PAINTED
X201C	3'-0"	6'-6"	SIMPSON			SINGLE HINGED EXTERIOR DOOR. HALF-LITE. PAINTED.
X202A	3'-0"	6'-6"	SIMPSON			SINGLE HINGED EXTERIOR DOOR. HALF-LITE. STAINED WOOD.
X101A	3'-0"	6'-8"	SIMPSON			SINGLE HINGED EXTERIOR DOOR. QUARTER-LITE. STAINED WOOD.
X102A	2'-6"	6'-8"	SIMPSON			SINGLE HINGED EXTERIOR DOOR. HALF-LITE. PAINTED.

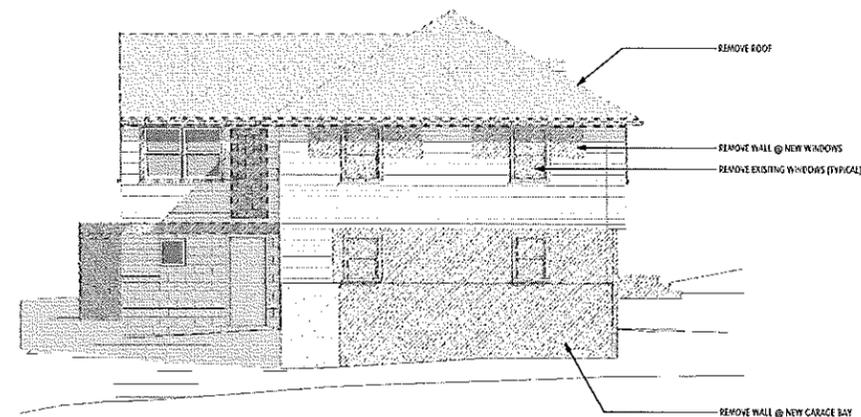
WINDOW SCHEDULE								
Mark	Width	Height	Manufacturer	Model	U Value	Tempered Glazing	Egress	
W01	2'-6"	2'-10"	MARVIN					
W02	6'-0"	2'-10"	MARVIN					
W03	2'-6"	2'-10"	MARVIN					
W04	2'-6"	4'-0"	MARVIN					
W05	2'-6"	4'-0"	MARVIN					
W06	2'-6"	5'-0"	MARVIN					
W07	2'-6"	5'-0"	MARVIN					
W08	2'-6"	5'-0"	MARVIN					
W09	2'-6"	3'-3"	MARVIN					
W10	2'-6"	5'-0"	MARVIN					
W11	2'-6"	5'-0"	MARVIN					
W12	2'-6"	5'-0"	MARVIN					
W13	2'-6"	2'-4 1/2"	MARVIN					
W14	2'-6"	2'-4 1/2"	MARVIN					
W15	2'-6"	2'-4 1/2"	MARVIN					
W16	2'-6"	2'-4 1/2"	MARVIN					
W17	2'-6"	5'-0"	MARVIN					
W18	2'-6"	2'-4 1/2"	MARVIN					
W19	6'-0"	4'-0"	MARVIN					
W20	2'-6"	4'-0"	MARVIN					
W21	2'-6"	4'-0"	MARVIN					
W22	2'-6"	4'-0"	MARVIN					
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W87	2'-6"	4'-0"	MARVIN					
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W98	2'-6"	4'-0"	MARVIN					
W99	2'-6"	4'-0"	MARVIN					
W100	2'-6"	4'-0"	MARVIN					
W101	2'-6"	4'-0"	MARVIN					
W102	2'-6"	4'-0"	MARVIN					
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W176	2'-6"	4'-0"	MARVIN					
W177	2'-6"	4'-0"	MARVIN					
W								



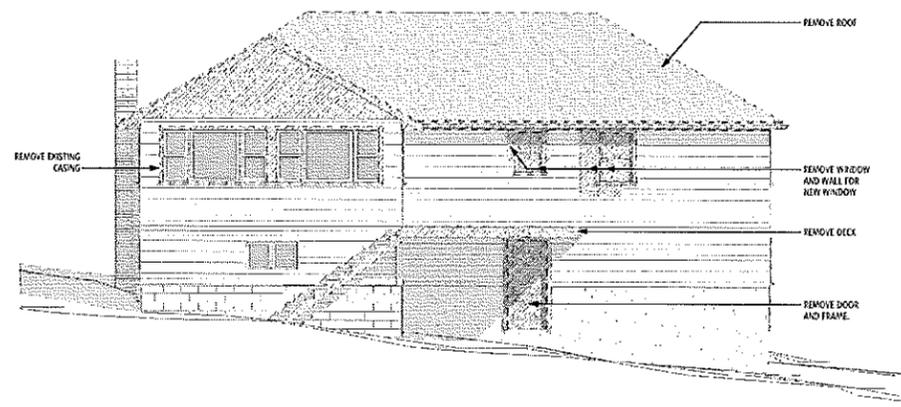
① DEMO SOUTH ELEVATION (FRONT)
3/16" = 1'-0"



② DEMO EAST ELEVATION (RIGHT)
3/16" = 1'-0"



③ DEMO WEST ELEVATION (RIGHT)
3/16" = 1'-0"



④ DEMO NORTH ELEVATION (REAR)
3/16" = 1'-0"

PRESTON DESIGN, INC.
 PRESTON DESIGN, INC.
 200 WASHINGTON STREET
 BRIDGEWATER, MA 02324
 DIRECT: 401.592.3922
 FAX: 401.592.3923
 WEBSITE: www.preston-design.com
 PDP FILE NAME: 095-52-Winthrop-11rem-Drwg-Pudge-March-31-2020

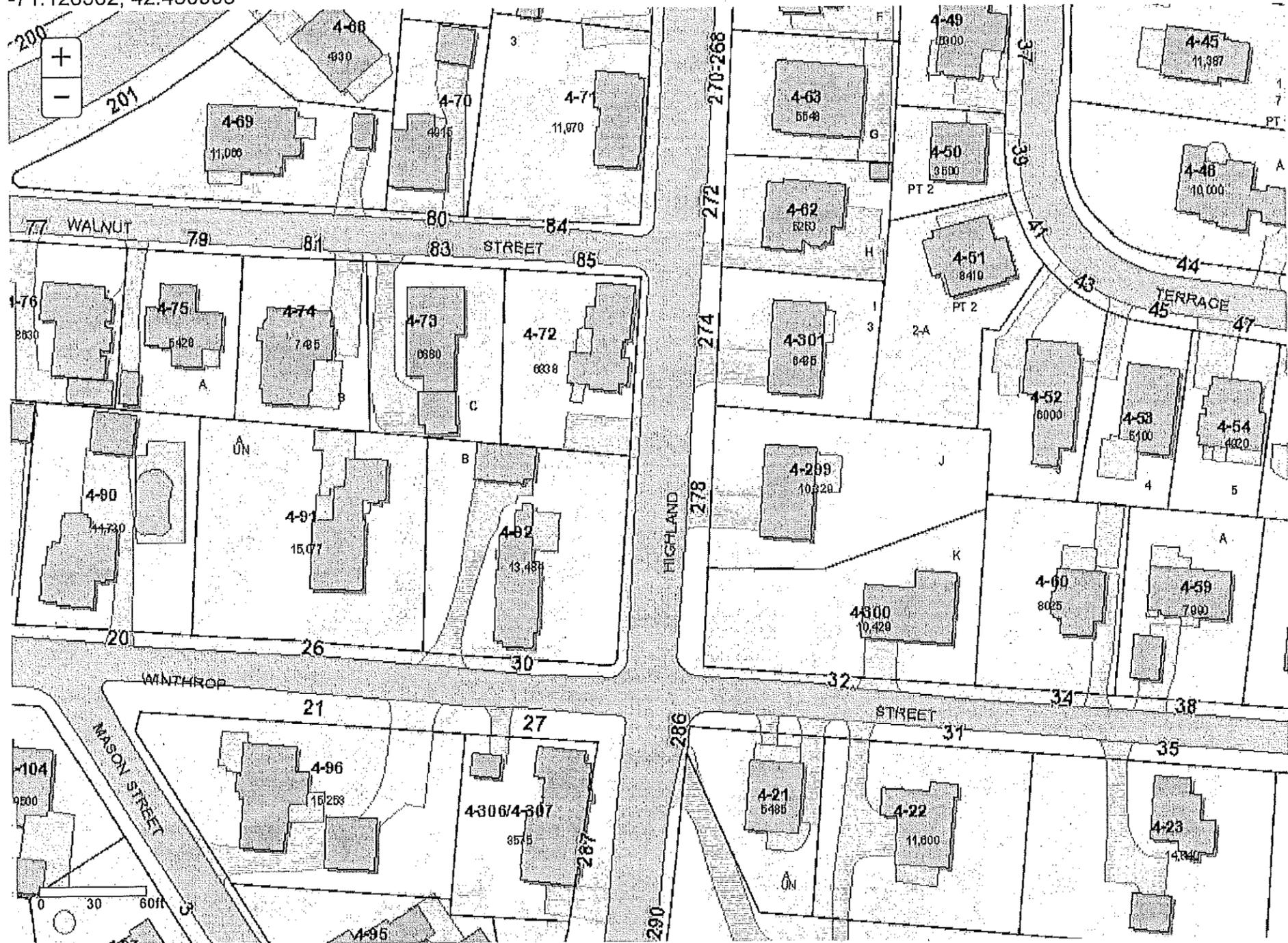
KRONE & MOORE RESIDENCE
 PROJECT ADDRESS:
 32 WINTHROP STREET, WINCHESTER, MA
 DOCUMENTS ISSUED FOR: NOT FOR CONSTRUCTION. PRODIG ONLY

REVISION #	DATE

DEMO ELEVATIONS
 SHEET FIRST
 ISSUED: MARCH 31, 2020
 REVISED:
 SCALE: 3/16" = 1'-0"
 CLIENT: WILLIAM KRONE & JENNIFER MOORE
 PROJECT #: 191
 SHEET #:

D1.0

-71.128502, 42.450993





BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, AUGUST 13, 2020 at 7:00 P.M. on the following matter:

PETITION NO. 3911 - That of NOLAN BOIKE by CHRISTOPHER MULHERN concerning the property at 6 CRESCENT ROAD, WINCHESTER, MA. The petitioner is 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 and located closer to another building than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 5,970+/- 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

3911

TOWN OF WINCHESTER
BOARD OF APPEALS
71 MOUNT VERNON STREET
WINCHESTER, MASSACHUSETTS 01890
(781) 721-7115

2020 JUN 10 AM 10:51

APPLICATION FOR
ZONING HEARING

FORM 2

Application Date June 25, 2020

The undersigned hereby petitions the Board of Appeals for the following:
 Appeal Variance Special Permit Use Special Permit/Site Plan Review
 Special Permit Sign Special Permit (Pre-existing non-conforming structure) Site Plan Review

Property Address 6 Crescent Road Zoning District RDB

Area of Lot 5,970 SF Frontage 60 0 Year Built Before 1975 ~ 1909 ±

Street Frontage is Public Way Subdivision Control Way Private Way

Petitioner's Name Nolan Bolke Address 6 Crescent Road

Name _____ Address _____

Name _____ Address _____

Brief Description of Work:
Removal of existing deck and bulkhead, construction of a one story addition with
Deck, stair landing, and basement area way.

Applicants for an Appeal must complete Form 2A

Applicants for a Variance must complete Form 2B

Applicants for a Special Permit Use must complete Form 2C

Applicants for a Special Permit/Site Plan Review or Site Plan Review must complete Form 2D

Applicants for a Special Permit Sign must complete Form 2E

Applicants for a Special Permit Pre-existing Nonconforming 1 or 2 Family must complete Form 2F

Applicants for a Special Permit Pre-existing Non-conforming Other must complete Form 2G

FORM 2

The undersigned is () the owner of the subject property; or () the holder of a written option to purchase the subject property, or () the holder of a valid lease to the subject property. (Written authorization from the property owner must be submitted with the other application documents when the applicant is not the record owner of the property).

Record title to the subject property stands in the name (s) Nolan and Andrea Boike _____

Address of owner of record 6 Crescent Road, Winchester, MA

Title Reference:

(Unregistered land) Middlesex County Registry of Deeds; Book _____, Page _____

(Registered land) Land Court Certificate of Title No. _____ Book _____, Page _____

Date of Recording: _____

State briefly what building and structures currently exist on the premises:

Two and one half story wood framed house and one story garage-

Attorney, agent, or other representative acting for petitioner:

Name Christopher Mulhern - Harrison Mulhern Architects
611 Main Street, Winchester, MA

Name _____ Address _____

Written evidence of agent's standing to represent petitioner may be requested.

Signed as a statement of fact under the pains and penalties of perjury, this 25 th day of June, 2020.	
SIGNATURE (Petitioner/Agent)	SIGNATURE (Property Owner/Agent)
Address 611 Main Street, Winchester	Address 6 Crescent Road
Tel No. 781.729.3700	Tel No. 617 699 8096
Email address cmulhern@hmarchitects.com	Email address nolanboike@gmail.com

Note: Do not attempt to discuss the merits of your case with any member of the Board of Appeals at any time after filing this application and prior to the hearing thereon.

TOWN OF WINCHESTER
BOARD OF APPEAL
71 MOUNT VERNON STREET
WINCHESTER, MASSACHUSETTS 01890
(781) 721-7115

SUPPORTING STATEMENT
REQUESTED FINDINGS

FORM 2F
SPECIAL PERMIT
(Non-conforming)
(1 and 2 Family)

Petitioners _____ Nolan and Andrea Boike _____ seek a Special Permit
under Section 3.5 of the Winchester Zoning By-Law for the property located at
_____ 9 Crescent Road _____ and asks that the Board of Appeal make the following
findings of fact in accordance with the provisions of Section 3.5 and 9.4 of the Winchester
Zoning By-Law and Massachusetts General Laws, Chapter 40A, Section 9.

1. The existing structure is non-conforming as to certain minimum yard set-back(s), lot area, lot frontage or lot width as follows:

Right side yard setback is 11.2 feet where 15.0 feet is required.
Separation between dwelling and garage is 14.0 feet where 15.0 feet is required.

2. The evidence that the non-conformity pre-dates the yard set-back, lot area, lot frontage or lot width requirement of the Zoning By-Law or was permitted under relief granted by the Board of Appeal is:

Dwelling dates from the late nineteenth/early twentieth century. The exact date of construction is not known to the applicant, best estimate is 1909.

3. The proposed enlargement or extension of the structure will not be substantially more detrimental to the neighborhood than the existing non-conforming structure because:

Proposed addition is one story in height and in line with the existing side wall of the dwelling, maintaining the existing side yard setback

Winchester Board of Appeals
Form 2F

4.

- (a) Community needs which are served by the proposal; Additional living space provides room for a growing family

- (b) Traffic flow and safety, including parking and loading; No change to the traffic flow, parking, or loading

- (c) Adequacy of utilities and other public services; Existing utilities are adequate for the proposed addition.

- (d) Impacts on neighborhood character, including the extent to which:
 - (i) Building forms and materials are compatible with the prevailing scale and character of buildings in the neighborhood; Addition forms and finished materials are consistent with the existing home and the neighborhood.

 - (ii) Architectural features add visual character to the neighborhood (for example, dormers, lintels, bay windows, open porches, chimneys); and Trimmed gable ends and porches add visual character to the addition, complementing the character of the home.

 - (iii) Patterns and proportions of windows are consistent; Windows match size and pattern of existing windows.

- (e) Adequacy of proposed screening and buffering; Existing screening fence will be maintained.
- (f) Impacts on the natural environment, including but not limited to, changes in topography, installation of retaining walls, or the removal of mature trees; No trees will be removed for this addition, only minor changes will be made to the grading and topography in the rear yard, no changes to the decorative plantings at the front and side yards

Winchester Board of Appeals
Form 2F

- (g) Fiscal impacts, including impact on town services, tax base and employment; and Improvements to the home will increase the value of the property, increasing the tax base.

- (h) Impacts of Historic Resources, as defined in Section 10 of this Bylaw. None

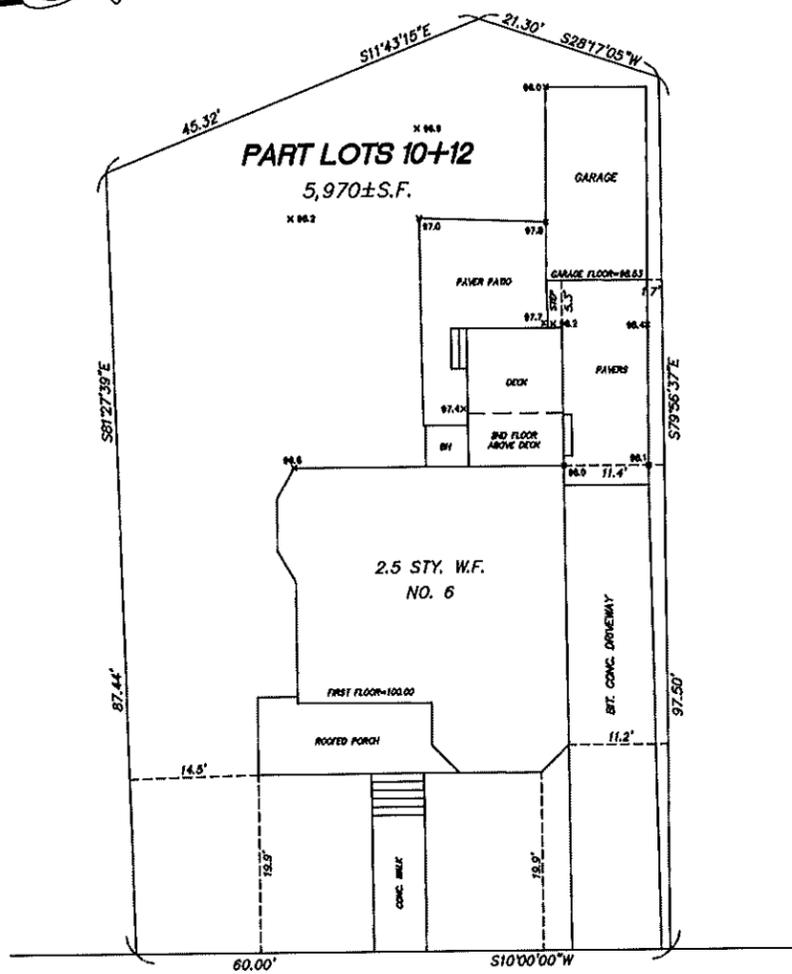
NOTE: It is anticipated that many of the above questions may be answered by the submission of plans.

If the SPGA disagrees with the recommendation of any other town agencies or officials, it shall explain its position in its written decision.

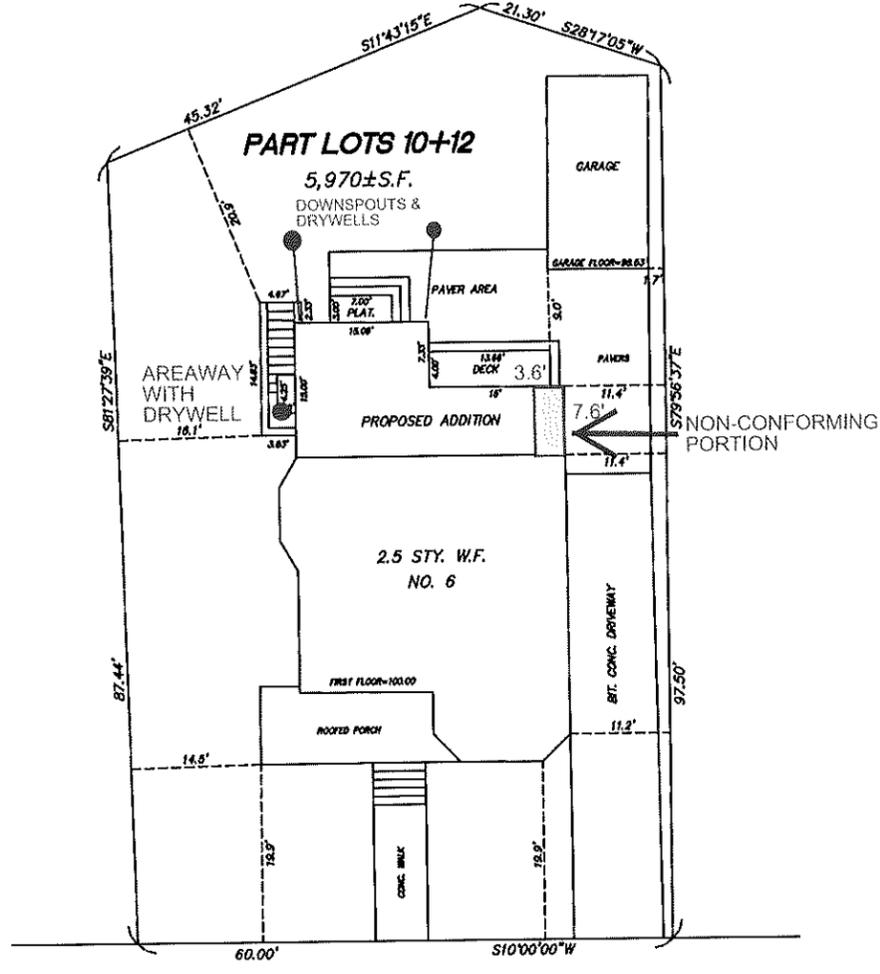
The rights authorized by a special permit expire two years from the date the decision is filed with the Town Clerk unless exercised or extended in accordance with the terms of Massachusetts General Laws, Chapter 40A, Section 9.

Date: June 25, 2020

SIGNATURE 
(Petitioner/Agent)
Christopher H. Mulhern
Address 611 Main Street, Winchester
781-729-3700



EXISTING



PROPOSED

CRESCENT ROAD

CRESCENT ROAD

NOTES ADDED BY
HARRISON MULHERN
ARCHITECTS
6/25/2020

PLOT PLAN
IN
WINCHESTER, MASS.
SCALE: 1 IN. = 20 FT. JUNE 23, 2020
KEENAN SURVEY
8 WINCHESTER PLACE, SUITE 208
WINCHESTER, MASS. 01890
781-729-4213

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN AND THAT THIS PLOT PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

LEGEND	
STY. W.F.	STORY WOOD FRAME
BIT.	BITUMINOUS
CONC.	CONCRETE
S.F.	SQUARE FEET
PLAT.	PLATFORM

	EXISTING	PROPOSED
OPEN SPACE	73.8%	69.3%
GREENSPACE	66.3%	61.4%
HARDSCAPE	17.8%	17.9%



June 25, 2020

Nolan and Andrea Boike
9 Crescent Road
Winchester, MA

Drainage Summary

Existing Impervious Cover in Work Area

Deck Area	164	SF
Bulkhead	30	SF
Paver Patio	225	SF

Total 419 SF

Proposed Impervious Cover in Work Area

Addition	341	SF
Areaway	56	SF
Paver Patio (except pervious)	217	SF

Total 614 SF

Net Additional Impervious 195 SF

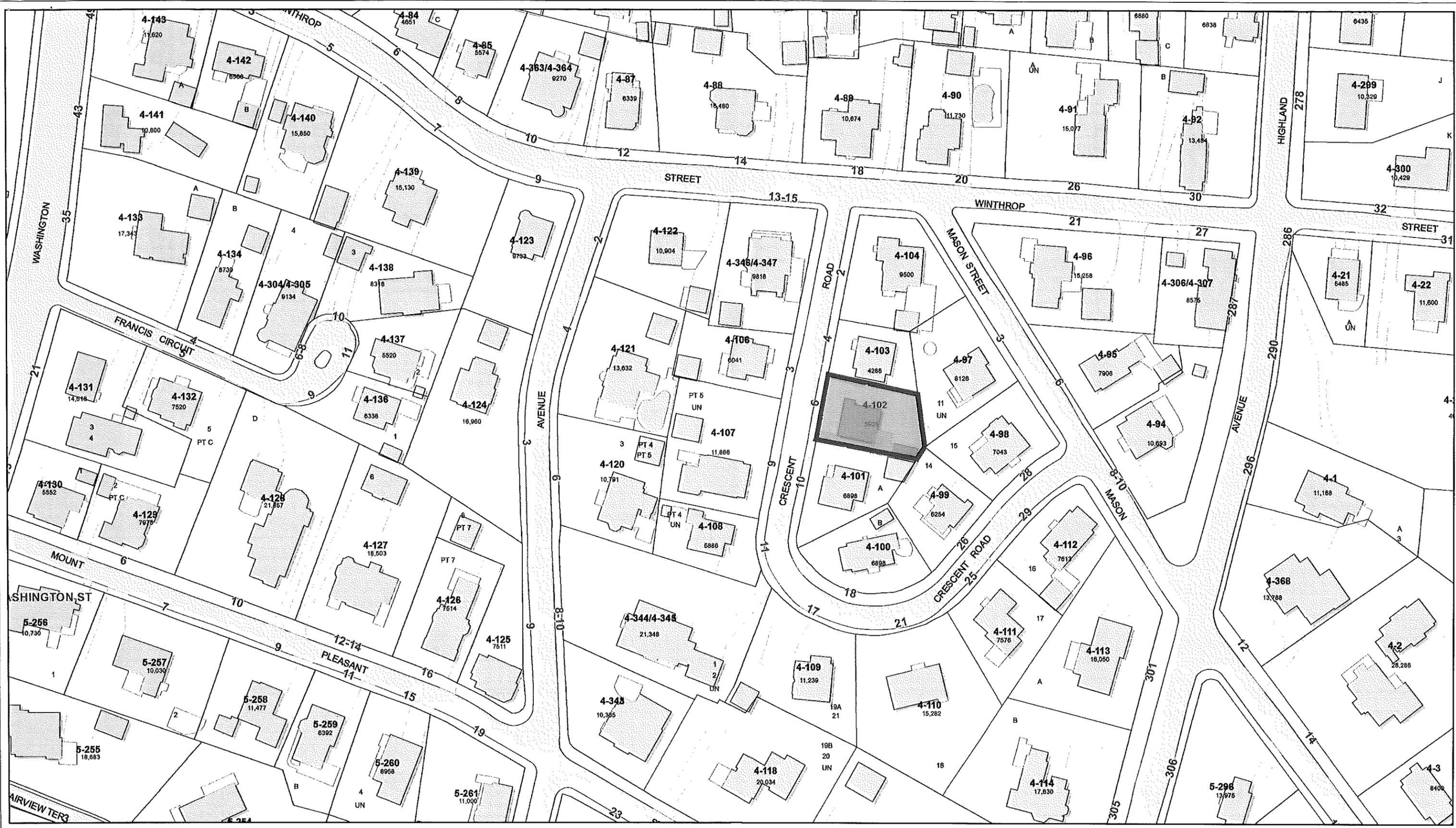
Proposed Drainage Strategy:

New Roof Area: Gutters and downspouts to two new drywells
Areaway: New drywell at bottom of stair

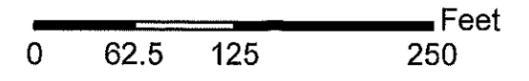
Landscape Summary

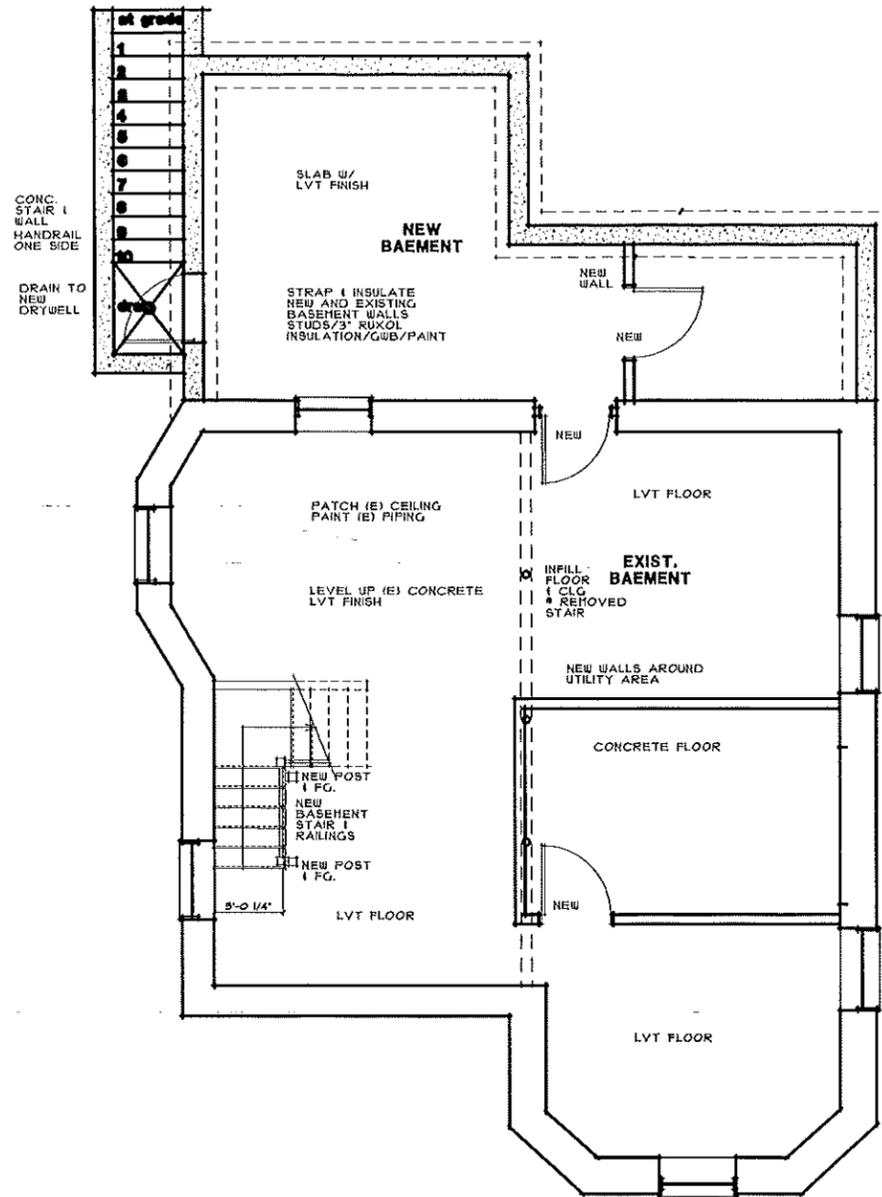
- Existing work area is a combination of pavers and lawn
- No trees will be removed for the project
- Existing foundation and decorative plantings at the front and sides will not be disturbed
- New foundation plantings will be added at the new work
- Disturbed lawn areas will be graded and re-planted

END



6 Crescent Road





1 BASEMENT PLAN
A1.2 1/8" = 1'-0"



2 RIGHT ELEVATION
A1.2 1/8" = 1'-0"



HARRISON MULHERN ARCHITECTS
611 Main Street
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: cmulhern@hmarchitects.com

BOIKE RESIDENCE
6 CRESCENT ROAD
WINCHESTER MA

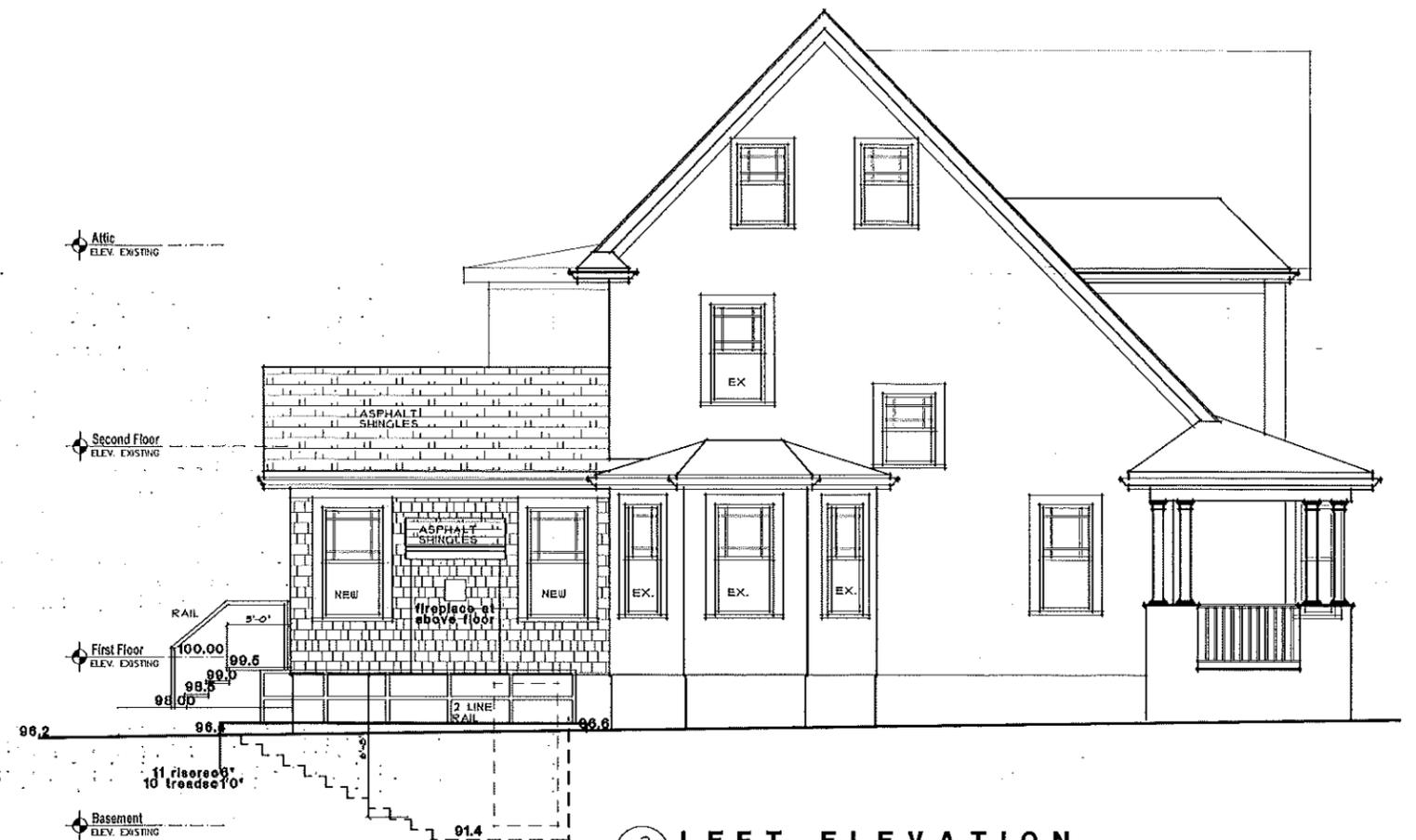
BASEMENT FLOOR PLAN
RIGHT ELEVATION

A1.2

06/24/20



1 REAR ELEVATION
A1.3 1/8" = 1'-0"



2 LEFT ELEVATION
A1.3 1/8" = 1'-0"



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BOIKE RESIDENCE
6 CRESCENT ROAD
WINCHESTER MA

REAR ELEVATION
LEFT ELEVATION

A1.3

06/24/20



HARRISON MULHERN ARCHITECTS

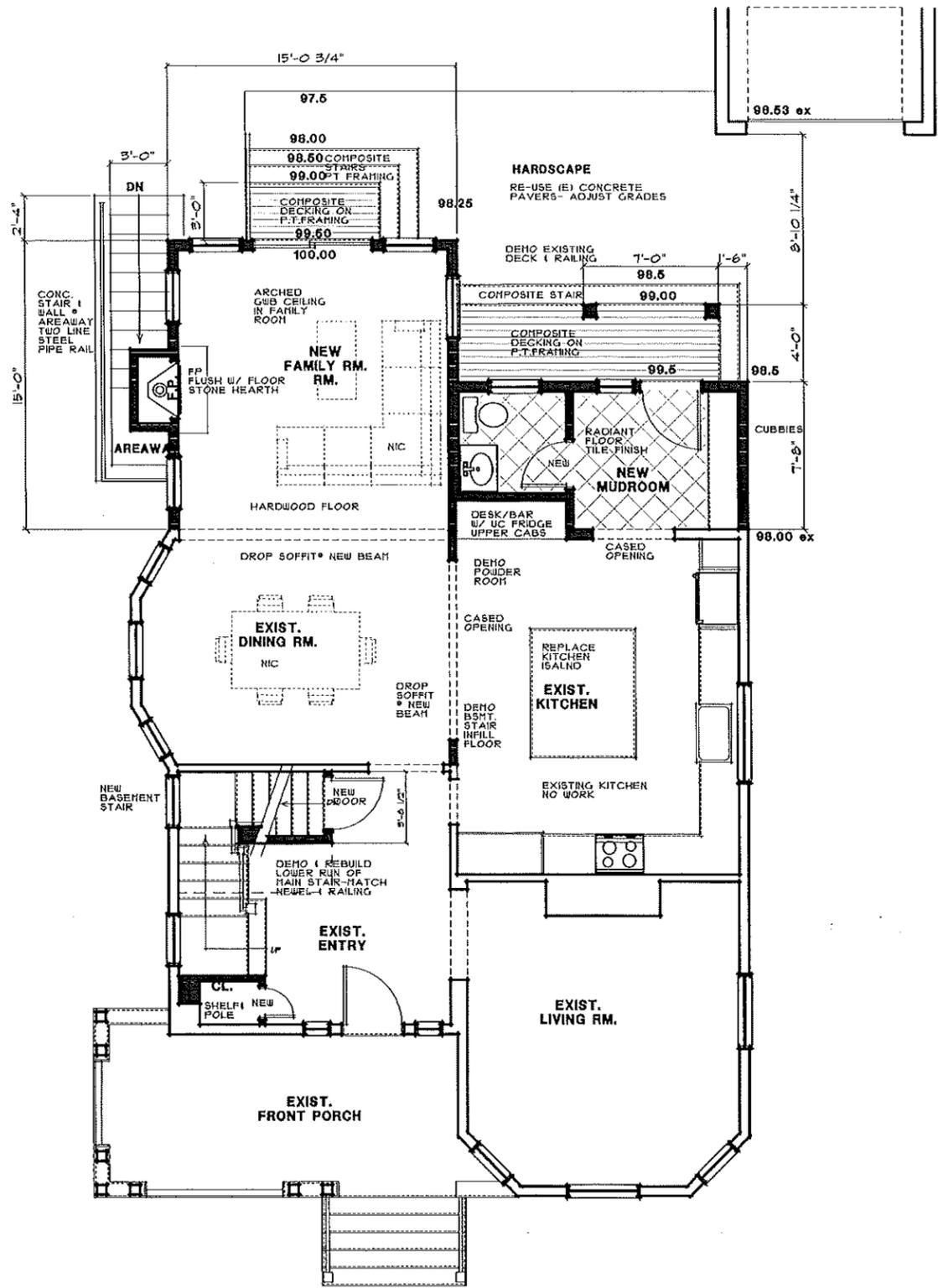
611 Main Street
Winchester, MA 01890
v. 781-729-3700 f. 781-729-3672
email: cmulhern@hmarchitects.com

**BOIKE RESIDENCE
6 CRESCENT ROAD
WINCHESTER MA**

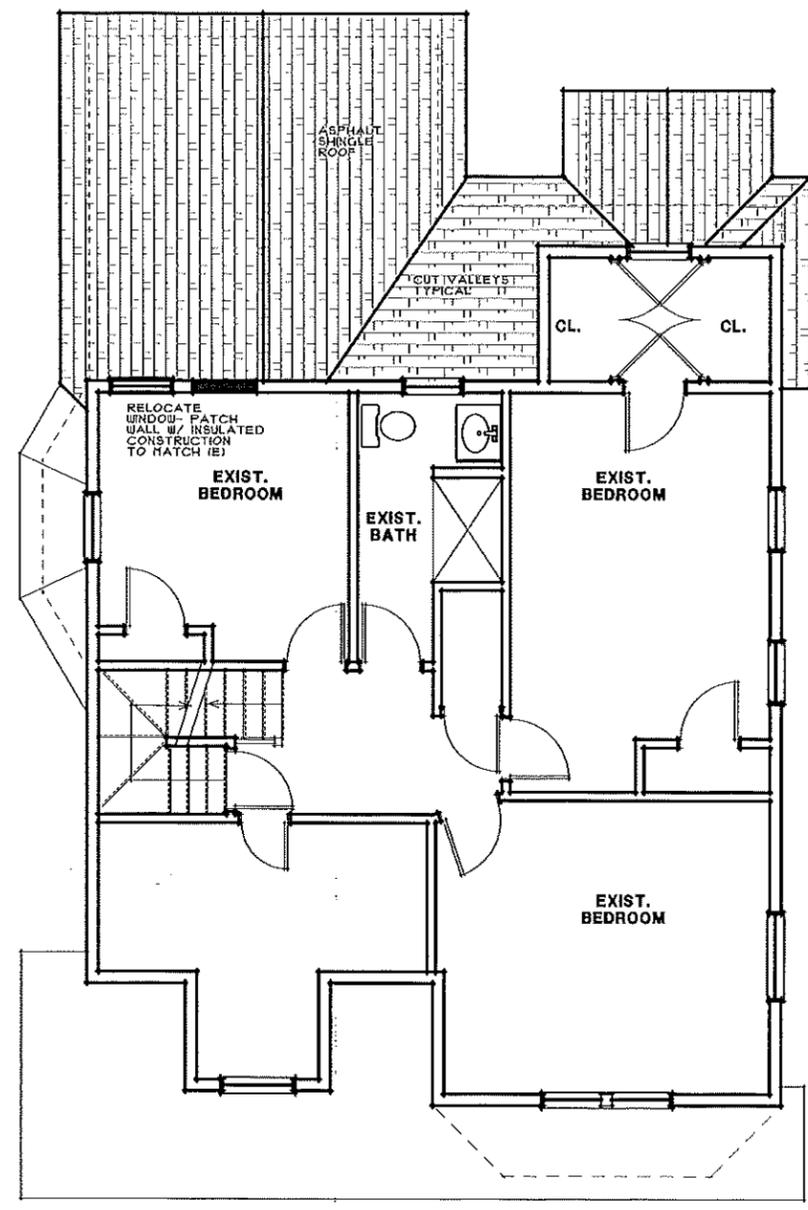
**FRONT VIEW
REAR VIEW**

A1.4

06/24/20



1 FIRST FLOOR PLAN
 1/8" = 1'-0"



2 SECOND FLOOR PLAN
 1/8" = 1'-0"



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 email: cmulhern@hmarchitects.com

BOIKE RESIDENCE
6 CRESCENT ROAD
WINCHESTER MA

FIRST FLOOR PLAN
SECOND FLOOR PLAN

A1.1
 06/24/20