



**TOWN OF WINCHESTER  
PLANNING BOARD MEETING  
TUESDAY, AUGUST 18 @ 7:30PM  
REMOTE PARTICIPATION**

Join Zoom Meeting

<https://us02web.zoom.us/j/88434527711?pwd=R1pFSFNRYys3SHpUNHp3VIJwcjJ3dz09>

Meeting ID: 884 3452 7711

Passcode: 405221

Join by phone

1 301 715 8592 US

Meeting ID: 884 3452 7711

Passcode: 405221

	<b>BUSINESS</b>
7:30PM	Open Planning Board Meeting, Updates
7:35PM	Approval of minutes
7:45PM	<u>Fall Town Meeting</u> Citizen's Petition: Center Business District Flexible Zoning provision Other potential articles
8:45PM	Petition 3912- 18 Sheffield Road Petition 3913- 6 Country Lane
9:05PM	FY21 Agenda items
9:45PM	New Business not known at time of the posting
10:00PM	Adjourn

	<b>CORRESPONDENCE</b>
	None

	<b>2020 MEETINGS</b>
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

1. **Removing "Planned Unit Development Districts" from that area of the North Core (of the CBD) west of Main Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.3, "Planned Unit Development Districts" (and all other sections of the Bylaw to conform to the proposed amendment) by removing from the areas which permit PUD's in that section of the "North Core" (of the CBD) which is west of Main Street, or taking any other action in relation thereto.

*The PUD area known as the North Core has been studied for housing capacity as well as character (almost no historic resources are in this zone). There are not many areas pegged for more intense development in the CBD or even in Winchester as a whole (GBD zones and a potential transformation of the IL zone). PUDs are discretionary, and if the scale, materials, and character are attractive and contextual, more intense development should occur on both the east and west side of Main St in the North Core. I recommend unfavorable action with regards to this article.*

2. **Reducing "By Right" Heights in that area of the North Core (of the Central Business District) west of Main Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.2, "By Right Heights" (and all other sections of the Bylaw similarly to conform to this proposed amendment) by reducing the height permitted by right from forty-five to forty feet in that section of the "North Core" (of the CBD) which is west of Main Street, or taking any other action in relation thereto.

*The PUD area known as the North Core has been studied for housing capacity as well as character (almost no historic resources are in this zone). There are not many areas pegged for more intense development in the CBD or even in Winchester as a whole (GBD zones and a potential transformation of the IL zone). A by-right height of 40' to mimic the Town Common height (and the rest of town) does not make sense for the reasons above and others. Floodplain issues force the properties west of Main St in the North core to push the building up at least 3' and potentially 5' in other areas. This was one of the main reasons to put a by-right height of 45' with the caveat that all buildings must step down as they go up Vine Street. I recommend unfavorable action with regards to this article.*

3. **Reducing "Special Permit" Heights in that area of the North Core (of the CBD) west of Main Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.2, "By Special Permit" (and all other sections of the Bylaw similarly to conform to this proposed amendment) by reducing the height permitted "with special permit" from sixty-five to sixty feet, and "with special permit parking" from sixty six to sixty one feet, in that section of the "North Core" area of the CBD which is west of Main Street, or taking any other action in relation thereto.

*This article is a reasonable change to the existing zoning to cut down on the canyon effect and be more in line with a 4-5 story building (rather than a 5.5 or a*

Citizen's Zoning Petition Review  
Fall 2020

*6) as one travels north on Main Street. I recommend favorable action with regards to this article.*

4. **Revising the boundaries of the North Core (of the CBD) to remove from the North Core that area north and west of Elm Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.1, "Center Business District" (and all other sections of the Bylaw similarly to conform to the proposed amendment) by transferring from the "North Core" section of the "Central Business District" to the "Town Common" section of the CDB that area which is west and north of Elmwood Street, or take any other action in relation thereto.

*The areas that are being planned for combination are incongruent with each other. Large buildings already exist in portions of the North Core around the Elmwood area, where the Town Common (other than the Waterfield Lot) is generally filled with not only more historic structures, but structures at a smaller scale. . I recommend unfavorable action with regards to this article.*

5. **Revising the boundaries of the North Core (of the CBD) by moving to the Town Common section of the CBD that area of the North Core to the west of Main Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.1, "Center Business District" (and all other sections of the Bylaw similarly to conform to the proposed amendment) by transferring from the "North Core" section of the "Central Business District" to the "Town Common" section of the CDB that area which is west and north of Elmwood Street, or take any other action in relation thereto.

*I do not think the citizen's petition would need to do 4 and 5 here. It would be one article to change that portion of the zone to another.*



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**

**4.5.1 Purpose**

Cultural, natural and Historic Resources are important and character-defining features 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 natural, cultural, and 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 natural, cultural, and historic structures as they exist on their lot.

Deleted: Historic,  
Deleted: Re  
Deleted: an  
Deleted: these  
Deleted: h

**4.5.2 Reduced frontage, lot width, lot area and/or side and rear yard setback lots:** For the purpose of preserving existing natural, cultural, and 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 resource(s) remain on

Deleted: Historic R  
Deleted: s



TOWN OF WINCHESTER  
OFFICE OF  
PLANNING DEPARTMENT

BRIAN SZEKELY  
Town Planner

71 Mount Vernon Street  
Winchester, MA 01890

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.

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 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.

Deleted: Historic R

4.5.2.2 The Historical Commission, Design Review Commission, and where applicable, the Tree Warden and/or the Conservation Agent shall submit to the Board a written evaluation of the significance of the existing resource, an opinion of the appropriateness of the proposed lot layout and setbacks requested, and an evaluation or recommendation of the significant features that should be included in a preservation plan.

Deleted: historical

Deleted: structure or dwelling

Deleted: structural

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 resource shall be preserved consistent with a preservation plan approved as part of or as a condition to the special permit.

Deleted: Historic R

I BELIEVE NOW WE NEED TO DEFINE CULTURAL, NATURAL RESOURCES, AS HISTORICAL RESOURCE IS ALREADY DEFINED.



**BRIAN SZEKELY**  
Town Planner

**TOWN OF WINCHESTER**  
OFFICE OF  
**PLANNING DEPARTMENT**

71 Mount Vernon Street  
Winchester, MA 01890

**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



# TOWN OF WINCHESTER

## OFFICE OF PLANNING DEPARTMENT

BRIAN SZEKELY

Town Planner

71 Mount Vernon Street  
Winchester, MA 01890

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.

### 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.



BRIAN SZEKELY

Town Planner

TOWN OF WINCHESTER  
OFFICE OF  
PLANNING DEPARTMENT

71 Mount Vernon Street  
Winchester, MA 01890

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.

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.



TOWN OF WINCHESTER  
OFFICE OF  
PLANNING DEPARTMENT

BRIAN SZEKELY

Town Planner

71 Mount Vernon Street  
Winchester, MA 01890

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 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.



**BRIAN SZEKELY**

**Town Planner**

**TOWN OF WINCHESTER**  
**OFFICE OF**  
**PLANNING DEPARTMENT**

71 Mount Vernon Street  
Winchester, MA 01890

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.

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)

## **Other Zoning Amendments**

1. There has been a request to delete 3.2 #4 below, as many people have either moved their office into their garage or are planning on finishing space above a garage for an office. If you look at the definition of Home Occupation below, it describes what most people would consider an innocuous home office (only a small portion of the house is allowed for this Use, no manufacturing, only 1 additional person allowed to work there if they don't live there, etc). The question is whether or not we should be allowing new office space in an accessory building. The actuality is that this is happening all over and if it goes through the building dept or the ZBA, applicants simply say "finished space" or "bonus room" or "home gym" and there is nothing wrong with this. Personally, I do not care if someone puts a computer/desk/monitor/copy machine in their garage attic. The regulations below are rather tight in that a Home Occupation described below looks a lot like a normal home office. Should we be allowing such family member offices in accessory buildings or are we essentially forcing people to say these spaces should be called something else?

**HOME OCCUPATION.** An occupation conducted in a dwelling unit, as set forth in Section 3.2.1.

### **3.2.1 Home Occupations**

1. No person other than members of the family residing on the premises shall be engaged in such occupation.
2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than 25 percent of the floor area of the dwelling unit shall be used in the conduct of the home occupation.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding two (2) square feet in area, non-illuminated.
4. No home occupation shall be conducted in any accessory building.
5. There shall be no sales of products on the premises in connection with such home occupation.
6. No traffic shall be generated by such occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
7. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
8. Barber shop, beauty shop, and mortuary are not permitted.



# TOWN OF WINCHESTER

## OFFICE OF PLANNING DEPARTMENT

**BRIAN SZEKELY**

**Town Planner**

71 Mount Vernon Street  
Winchester, MA 01890

### August 18, 2020 Planning Board Meeting

#### PETITION 3912

#### 18 SHEFFIELD ROAD

Petitioner seeks a Special Permit from Section 3.5.5 so as to be permitted to construct an addition to an existing single-family dwelling that will be located closer to the front and side property lines than permitted as of right. In addition, the petitioner seeks Site Plan Review under Section 9.5.1 so as to construct an addition to a single family dwelling where total square footage will be greater than 5,000 square feet. The property is located in the RDB zoning district and contains 13,112 SF. *The house was built around 1900 and the Historical Commission voted "no adverse impact on a historic resource with the condition to move the front plane of the garage behind the front plane of the main house to minimize the adverse effect on the streetscape", at their meeting on August 3, 2020. The vote was 3-2, with 2 members absent.*

	Requirement	Existing	Proposed
Lot Size	10,000 SF	13,112 SF	unaltered
Front Setback	25'	27.9'	25'
Rear Setback	15'	<b>Lot line (garage)</b>	unaltered
Side Setback	15'	17.5'   21'	13'   unaltered
Green Space	Min 35%	Not provided	Not provided
Hardscape	Max 35%	Not provided	Not provided
Frontage	80'	135'	unaltered

Proposal entails the addition of a 2-car garage and mudroom and the removal of hardscape. Total square footage with existing and proposed is 5,029 SF, with the addition of the garage and mudroom being 704 SF. Nearly all of the perimeter trees are being removed, with smaller plantings taking their place. In general, it is very nice to see the ripping up of the driveway and the addition of so many new plantings, but the loss of mature trees on the property is concerning. The left setback that is proposed for encroachment would then only have small plantings to shield portions of the house. It's possible that this could work, but I agree with the WHC that the front plane of the garage should not protrude in front of the main house. I think the garage should be moved back to be in line with the front of the house and therefore more of the left setback would be encroached upon.

**PETITION 3913**

**6 COUNTRY LANE**

Petitioner seeks a Special Permit from Section 3.5.7 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 frontage and width requirements, and to construct a new single family dwelling that will be located closer to the side property lines than permitted as of right. The property is located in the RDA zoning district and contains 24,239 SF. The home was built in 1970. *The Historical Commission voted "no adverse impact on a historic resource" at their meeting on August 3, 2020.*

	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
Lot Size	20,000 SF	24, 239 SF	Unaltered
Front Setback	35'	72.4'	Unaltered
Rear Setback	20'	<b>18.6'</b>	<b>19'</b>
Side Setback	20'	23'   <b>17.5'</b>	<b>11.1'</b>   <b>16.8'</b>
Green Space	Min 35%	73.5%	72.9%
Hardscape	Max 35%	17%	14%
Frontage	100' (50' allowed on a curve)	<b>54'</b>	Unaltered

The proposal entails the demolition of a house and a subsequent rebuild on the footprint, with a new porch that will extend into the side yard setback. Few of the dimensions on the dimensional analysis are equal to the numbers on the plot plan. Overall this is a carefully designed house that is inviting and at the end of cul-de-sac. I recommend favorable action based on the design of the house, what can be seen from the neighbors, and the letter of support.



RECEIVED  
WINCHESTER ENG DEPT.

2020 JUL 24 AM 11:33

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, AUGUST 27, 2020 at 7:00 P.M. on the following matter:

PETITION NO. 3912 - That of NICHOLAS WARNER concerning the property at 18 SHEFFIELD ROAD, WINCHESTER, MA. The petitioner seeks 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 to an existing single family dwelling that will be located closer to the front and side property lines than permitted as of right. In addition, the petitioner seeks Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law so as to construct an addition to an existing single family dwelling where the total floor area of the single family dwelling and garage will be greater than 5,000 square feet. The property is located in the RDB (Single Residence) zoning district and contains 13,112 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page [www.winchester.us](http://www.winchester.us)

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page [www.winchester.us](http://www.winchester.us)

3912

RECEIVED AND FILED

2020 JUL 24 AM 10:23

TOWN CLERK  
TOWN OF WINCHESTER

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

APPLICATION FOR  
ZONING HEARING

FORM 2

Application Date 4/23/20

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 18 Sheffield Road      Zoning District RDB-10

Area of Lot 13,112 sq ft      Frontage 135 ft

Street Frontage is  Public Way     Subdivision Control Way       Private Way

Petitioner's Name Nicholas Warner      Address 18 Sheffield Road  
Winchester, MA 01890

Name \_\_\_\_\_ Address \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

Brief Description of Work:

Addition of attached two-car garage and mudroom. Removal of existing asphalt/stamped concrete  
driveway and hardscape, replacing it with lawn and landscaping in backyard.

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) Nicholas & Jennifer Warner

Address of owner of record 18 Sheffield Road Winchester, MA 01890

Title Reference:

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

(Registered land) Land Court Certificate of Title No.91609 Book 63846, Page 252

Date of Recording: 7/1/14

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

(1) House and (1) Detached cinderblock two-car garage

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>23rd</u> day of <u>April</u> , 2020.	
SIGNATURE <u>[Signature]</u> (Petitioner/Agent)	SIGNATURE <u>[Signature]</u> (Property Owner/Agent)
Address <u>18 Sheffield Road</u>	Address <u>18 Sheffield Road</u>
Tel No. <u>617-913-2100</u>	Tel No. <u>617-913-2100</u>
Email address <u>nwarner@gmail.com</u>	Email address <u>nwarner@gmail.com</u>

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



Town of Winchester

FORM 2D

MIDDLESEX COUNTY, MASSACHUSETTS

TOWN HALL  
71 MOUNT VERNON STREET  
WINCHESTER, MASSACHUSETTS 01890  
(617) 721-7115

BOARD OF APPEALS

Date: 4/23/20

To the Board of Appeal of the Town of Winchester:

The undersigned hereby petitions the Board of Appeal for the relief specified below.

Property Location 18 Sheffield Road Winchester, MA 01890 Lot # 17-128-0

Zoning District: RDB-10 Area of Lot: 13,112 sq ft Frontage: 135 Ft

Street Frontage is:  Public Way  Subdivision Control Way  Private Way

Owner of Record: Nicholas & Jennifer Warner

Mailing Address: 18 Sheffield Road Winchester, MA 01890 Tel. 617-913-2100

Date Deed Recorded: 7/1/14 (Complete Deed Reference Below)

Middlesex South Registry of Deeds: Book 63846 Page 252

Middlesex South Registry District of the Land Court as Cert. of Title No. 91609

Present Use: Homestead

Proposed Use: Homestead

\*\*\*\*\*  
Relief Desired:

Appeal (MGL Chp. 40A, Sect. 8), attach copy of decision or order being appealed.

Special Permit in accordance with Zoning By-Law Sect. \_\_\_\_\_

Special Permit/Site Plan Review in accordance with Zoning By-Law Sect. 4.0

Dimensional Variance (MGL chp. 40A, Sect. 10) from Zoning By-Law Sect. \_\_\_\_\_

Sign Permit under Chp. 9 of the General By-Laws of the Town of Winchester

Describe change, extension, alterations or modifications, etc. requested.

Addition of attached two-car garage and mudroom. Removal of existing asphalt/stamped concrete driveway and hardscape,

replacing it with lawn and landscaping in backyard.

\*\*\*\*\*

Petitioner: Nicholas Warner Signature: N Warner

Mailing Address: 18 Sheffield Road Winchester, MA 01890 Tel. 617-913-2100

Petitioner is:  Owner  Tenant  Licensee  Binding Optionee

Petition must be fully completed, typewritten or plainly printed in ink.

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 \_\_\_\_\_ Nicholas Warner \_\_\_\_\_ seeks a Special Permit

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

\_\_\_\_ 18 Sheffield 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:
  - (1) *Existing detached cinderblock garage is on the existing north and east lot line, with almost no set-back*
  - (2) *Existing front porch of house is less than 30 feet of set-back from the curb, per Section 4.0 of Zoning Bylaw Dimensional Requirements.*
  
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:
  - (1) *Existing detached cinderblock garage was constructed in ~1940*
  - (2) *Existing front porch of house is original to construction ~1905.*
  
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:

*New attached garage has been thoughtfully designed to match the architectural details and finish of house (shingled redwood). Current long driveway that wraps around north side of house will be replaced with lawn and professionally designed gardens. Current non-conforming garage will be repurposed as a garden house for storage.*

4. The proposed project will not adversely affect:

(a) Ingress and egress to the property and structures, because:

*Driveway will be shortened, with easier access to cars, garage, and house.*

(b) Off-street parking and loading areas, because:

*New garage simply replaces old garage; there would be no impact on current off-street parking.*

(c) Refuse collection or disposal, because:

*Refuse trucks currently cannot access the garage, since driveway is too long and tight to navigate. New design will have short driveway with easy off-street refuse collection.*

(d) Screening or buffering of neighboring properties, because:

*Neighboring properties are sited well back from proposed garage location, and affected neighbors have existing ~8 ft high fences along properties lines.*

(e) Required yards and other open space, because:

*Proposed project will in fact double the size of the current backyard by removing impermeable asphalt/stamped concrete driveway and replacing with lawn and landscaping.*

(f) General compatibility of the structure with adjacent properties and other properties in the district, because:

*Garage has been designed to match the architectural details and finish of house. Many homes in the neighborhood have been tastefully updated in a similar manner to our proposal.*

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

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: 4/23/20

SIGNATURE   
(Petitioner/Agent)

Address 18 Sheffield Road

Tel No. 617-913-2100

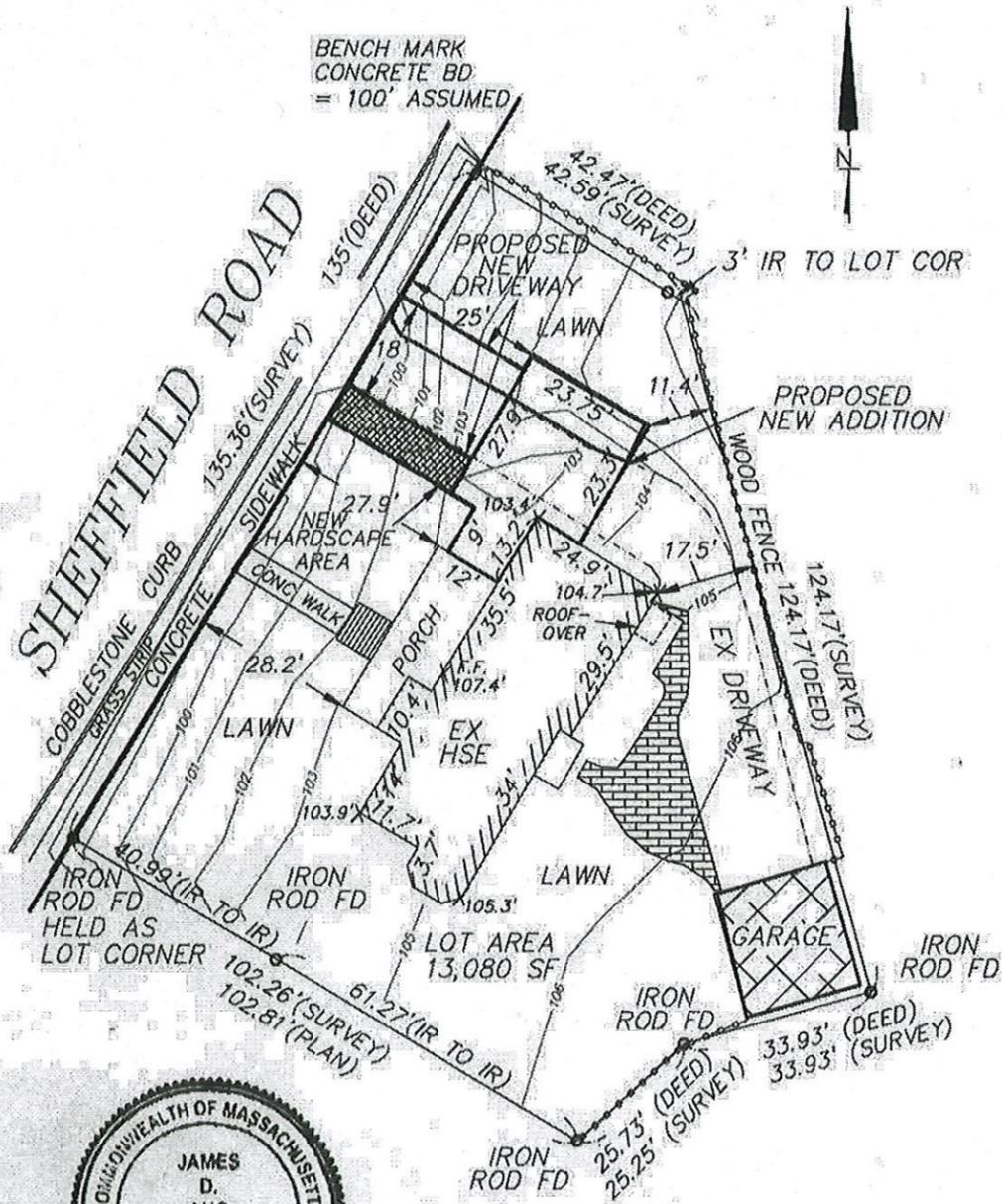
# BUILDING CERTIFICATION PLAN

**EXISTING**

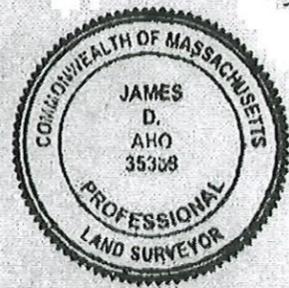
PERCENTAGE OF LOT COVERED BY EXISTING GREENSPACE=8,240±SF-63%  
 PERCENTAGE OF LOT COVERED BY EXISTING HARDSCAPE= 3,402±SF-26%  
 LOT COVERAGE, HOUSE AND GARAGE =1,438±SF-11%

**NEW**

PERCENTAGE OF LOT COVERED BY NEW GREENSPACE=7,978 SF- 61%  
 PERCENTAGE OF LOT COVERED BY HARDSCAPE & NEW DRIVEWAY,= 616 SF-04.7%  
 PERCENTAGE OF LOT COVERED BY NEW ADDITION.= 446 SF-03.5%



BENCH MARK  
 CONCRETE BD  
 = 100' ASSUMED



*James D. Aho*

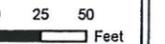
SETBACKS ON THIS PLAN ARE FOR THE DETERMINATION OF ZONING REQUIREMENTS ONLY.

I CERTIFY THAT THE BUILDINGS AND/OR STRUCTURES ARE LOCATED AS SHOWN.	REFERENCE DEED: BOOK: 63846 PLAN: BOOK: 822 PAGE: 253 OF: 210
	STREET: 18 SHEFFIELD ROAD CITY: WINCHESTER, MA APPLICANT: NICHOLAS WARNER
REVISED: 7/16/2020	DATE: 2/24/2020 SCALE: 1"=20' JOB#: 8016
P.L.S.	AHO SURVEYING 62 CRICKET LANE DRACUT, MA. 01826

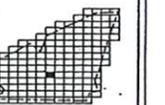


Legend

- Parcel Area (Square Feet)
- Solid Number
- STREAM
- RAILROAD
- LAKE, POND, RIVER
- WET AREA



1" = 100'



87	88	89
100	101	102
112	113	114

# Map 101

May 25, 2006





# WARNER RENOVATION

18 SHEFFIELD ROAD  
WINCHESTER, MA. 01890



## INDEX OF DRAWINGS

SURVEY

### ARCHITECTURAL

DWG. NO.	DRAWING NAME
	COVER SHEET
A-001	DRAWING LIST/GENERAL NOTES
SP-100	ARCHITECTURAL SITE PLAN
P-100	EXISTING CONDITIONS PHOTOS
D-101	EXISTING / DEMO FLOOR PLANS
D-200	EXISTING EXTERIOR ELEVATIONS; NORTH, SOUTH
D-201	EXISTING EXTERIOR ELEVATIONS; EAST, WEST
A-101	PROPOSED FIRST FLOOR PLAN
A-200	EXTERIOR ELEVATIONS; EAST, WEST
A-201	EXTERIOR ELEVATIONS; NORTH, SOUTH

### LANDSCAPE ARCHITECTURE

E-1	EXISTING CONDITIONS & REMOVALS
L-1	LAYOUT PLAN
P-1	PLANTING PLAN

GENERAL CONTRACTOR:

TBD



LATITUDE ARCHITECTS, LLC  
PO BOX 79185  
BELMONT, MA 02478

LANDSCAPE ARCHITECTS:

CHRISTIE DUSTMAN & COMPANY INC.  
8 A Street  
Hyde Park, MA 02136  
(617) 327-0330  
Email: [info@christiedustman.com](mailto:info@christiedustman.com)

SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION

# GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH FEDERAL, STATE, LOCAL, AND MUNICIPAL REGULATORY DEPARTMENT'S RULES AND REGULATIONS. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LOCAL FIRE DEPARTMENT RULES AND REGULATIONS.

GENERAL CONTRACTOR (GC) TO NOTIFY OWNER AND ARCHITECT IN WRITING OF ANY CHANGES UPON THE DISCOVERY OF LATENT CONDITIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK.

WORK AREA SHALL BE KEPT CLEAN ON A DAILY BASIS. DURING HANDLING AND INSTALLATION, CLEAN AND PROTECT CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS IN PLACE. APPLY PROTECTIVE COVERING WHERE REQUIRED TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION AT SUBSTANTIAL COMPLETION.

ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION ENGINEERING SHALL BE PROVIDED BY OTHERS AND IS NOT PART OF OR COORDINATED WITH THIS ARCHITECTURAL CONTRACT DOCUMENT/DRAWING. ALL MECHANICAL, ELECTRICAL, PLUMBING, ENGINEERING SHALL BE IN ACCORDANCE WITH MASSACHUSETTS BUILDING AND FIRE SAFETY CODES INCLUDING THE FEDERAL, STATE AND LOCAL REGULATORY RULES AND REGULATIONS AND SHALL BE COORDINATED BY GENERAL CONTRACTOR (GC), AND SUBCONTRACTORS (SUBS).

GC AND SUBS SHALL COORDINATE ALL MECHANICAL, ELECTRICAL, PLUMBING, CONDITIONS, AND AREAS WITH A PROFESSIONAL MECHANICAL, ELECTRICAL, PLUMBING, ENGINEER AS REQUIRED. THIS COORDINATION SHALL BE DONE PRIOR TO THE WORK AND IS THE RESPONSIBILITY OF THE GC AND SUBCONTRACTORS. THIS INCLUDES BUT IS NOT LIMITED TO FLOOR AND CEILING PENETRATIONS THROUGH FLOOR/CEILING ASSEMBLIES.

GC SHALL COORDINATE AND VERIFY ALL EQUIPMENT, MODELS, SIZES, AND ELECTRICAL, HVAC, AND PLUMBING REQUIREMENTS PRIOR TO CONSTRUCTION SUPPLIED BY THE GC, SUBCONTRACTORS, AND OWNER. GC SHALL FURNISH AND INSTALL (F & I) REQUIRED BLOCKING FOR ALL EQUIPMENT, FIXTURES, DOOR FRAMES, ETC. AS REQUIRED. GC SHALL FURNISH AND INSTALL STRUCTURAL SUPPORT AND BLOCKING FOR CONSTRUCTION OF CEILING MOUNTED EQUIPMENT RECOMMENDATIONS.

MOISTURE RESISTANT (MR) GWB SHALL BE USED ON INTERIOR OF ALL BATHROOMS AND FACE OF KITCHEN BACKSPLASH WALL. USE CEMENTITIOUS BACKERBOARD FOR ALL CERAMIC WALL TILE APPLICATIONS.

THE DRAWINGS ARE NOT TO BE SCALED. THE GENERAL CONTRACTOR IS TO REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.

THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE A DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION.

INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS. THE DETAILS APPLY TO ALL LOCATIONS WHICH ARE NOT KEYED IN AND ARE OF THE SAME CONSTRUCTION AND SCOPE OF WORK. THE GENERAL CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT TO OBTAIN CLARIFICATION.

THE G.C. SHALL PROVIDE SHOP DRAWINGS FOR ALL CABINETRY AND MILLWORK AND OTHER PROJECT ELEMENTS THAT REQUIRE FIELD VERIFICATION AND SUB CONTRACTOR INPUT REGARDING FABRICATION AND INDUSTRY METHODOLOGY. ALL SHOP DRAWINGS MUST BE APPROVED BY THE OWNER PRIOR TO FABRICATION.

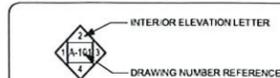
# ARCHITECTURAL SYMBOLS

## DRAWING TITLE

DRAWING TITLE

Scale: 1/4" = 1'-0"

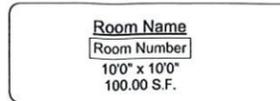
## INTERIOR ELEVATION



## BUILDING SECTION



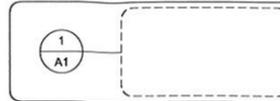
## ROOM NAME/NUMBER



## WALL SECTION



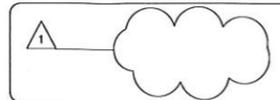
## DETAIL REFERENCE KEY



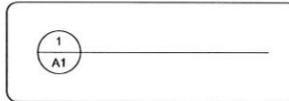
## DETAIL SECTION



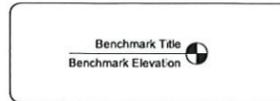
## REVISION KEY



## DETAIL SECTION



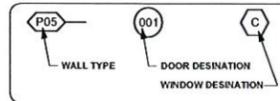
## ELEVATION TARGET



## COLUMN LINE GRID



## WALL / DOOR / WINDOW / SYMBOLS



# ZONING INFORMATION

## PROJECT ADDRESS:

18 SHEFFIELD ROAD  
WINCHESTER, MA

## JURISDICTION:

WINCHESTER, MA

## ACCESSORS MAP PARCEL NUMBERS:

17 128 0 - LOT C

## LEGAL DISCRPTION:

SEE MORTGAGE BY, RENEY, MORAN & TIVNAN

## LAND USE ZONE:

SINGLE FAMILY RESIDENTIAL - Residential District B (RDB-10)

# LAND USE REQUIREMENTS

	REQUIRED	PROPOSED
LOT SIZE	10,000 Sq. Ft.	13,112 Sq. Ft.
FRONTAGE	80 Ft.	135 Ft.
SET BACKS	25' Front Yard Setback (30') Building Line 15' Side / Rear Yard Setback	
HEIGHT RESTRICTIONS	Max building ht. in stories (2.5) Max in feet (40')	



LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617 993 0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:  
GEN. NOTES &  
PROJECT DATA

SHEET:

A-001

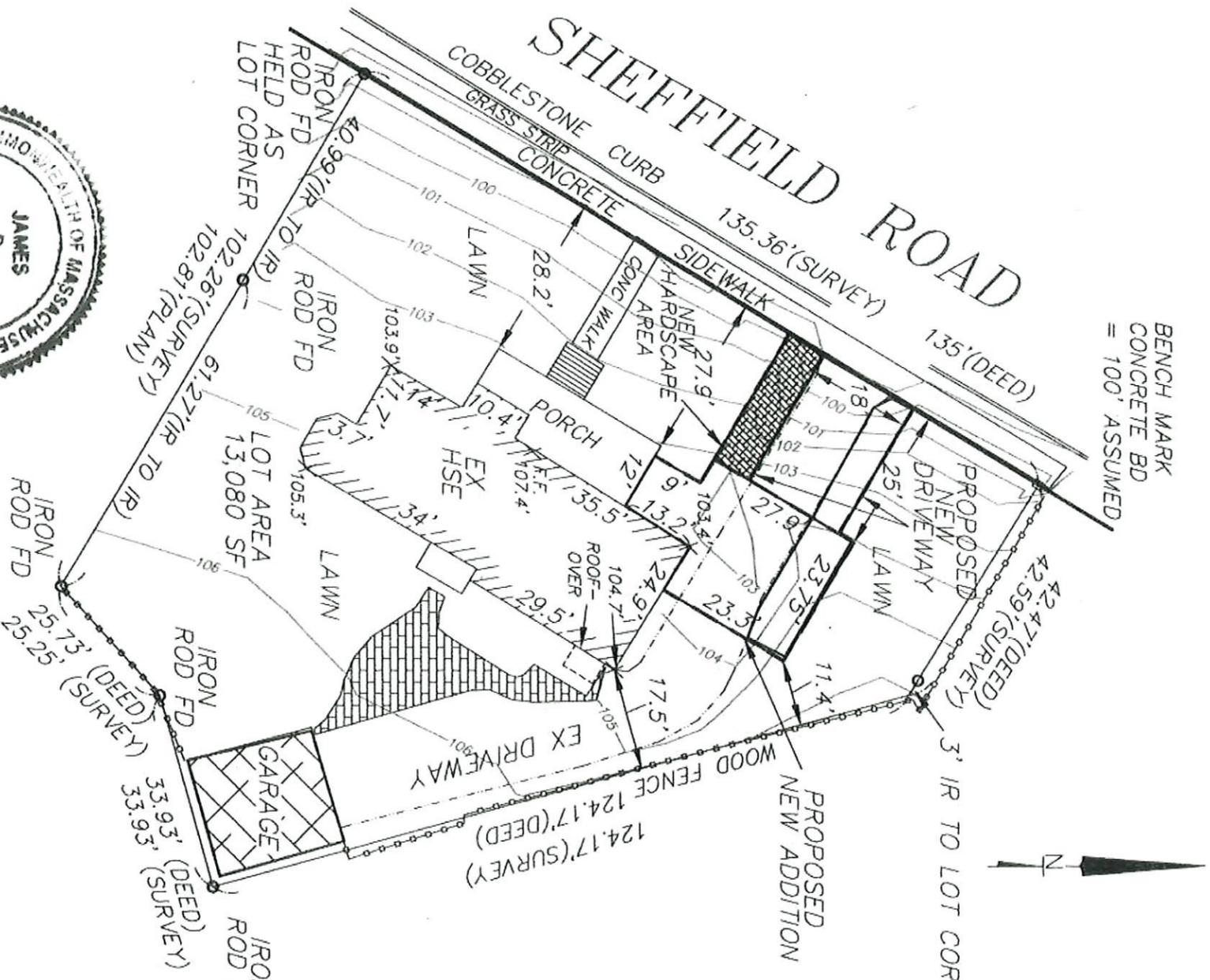
SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION

# BUILDING CERTIFICATION PLAN

EXISTING  
 PERCENTAGE OF LOT COVERED BY EXISTING GREENSPACE = 8,240 ± SF - 63%  
 PERCENTAGE OF LOT COVERED BY EXISTING HARDSCAPE = 3,402 ± SF - 26%  
 LOT COVERAGE, HOUSE AND GARAGE = 1,438 ± SF - 11%

NEW  
 PERCENTAGE OF LOT COVERED BY NEW GREENSPACE = 7,978 SF - 61%  
 PERCENTAGE OF LOT COVERED BY HARDSCAPE & NEW DRIVEWAY = 616 SF - 0.047%  
 PERCENTAGE OF LOT COVERED BY NEW ADDITION = 446 SF - .035%

BENCH MARK  
 CONCRETE BD  
 = 100' ASSUMED



*James D. Aho*

SETBACKS ON THIS PLAN ARE FOR THE DETERMINATION OF ZONING REQUIREMENTS ONLY.

1. VERIFY THAT THE BUILDINGS AND/OR STRUCTURES ARE LOCATED AS SHOWN.	REFERENCE
DEED: BOOK 63846	PLAN: BOOK 622
PAGE: 253	OF: 219
STREET: 18 SHEFFIELD ROAD	
CITY: WINCHESTER, MA.	
APPLICANT: NICHOLAS WARNER	
DATE: 2/24/2020	SCALE: 1"=20' JOB#: 9016
REVISED 7/16/2020	
PLS _____	AHO SURVEYING
	62 CRICKET LANE DRACUT, MA. 01826

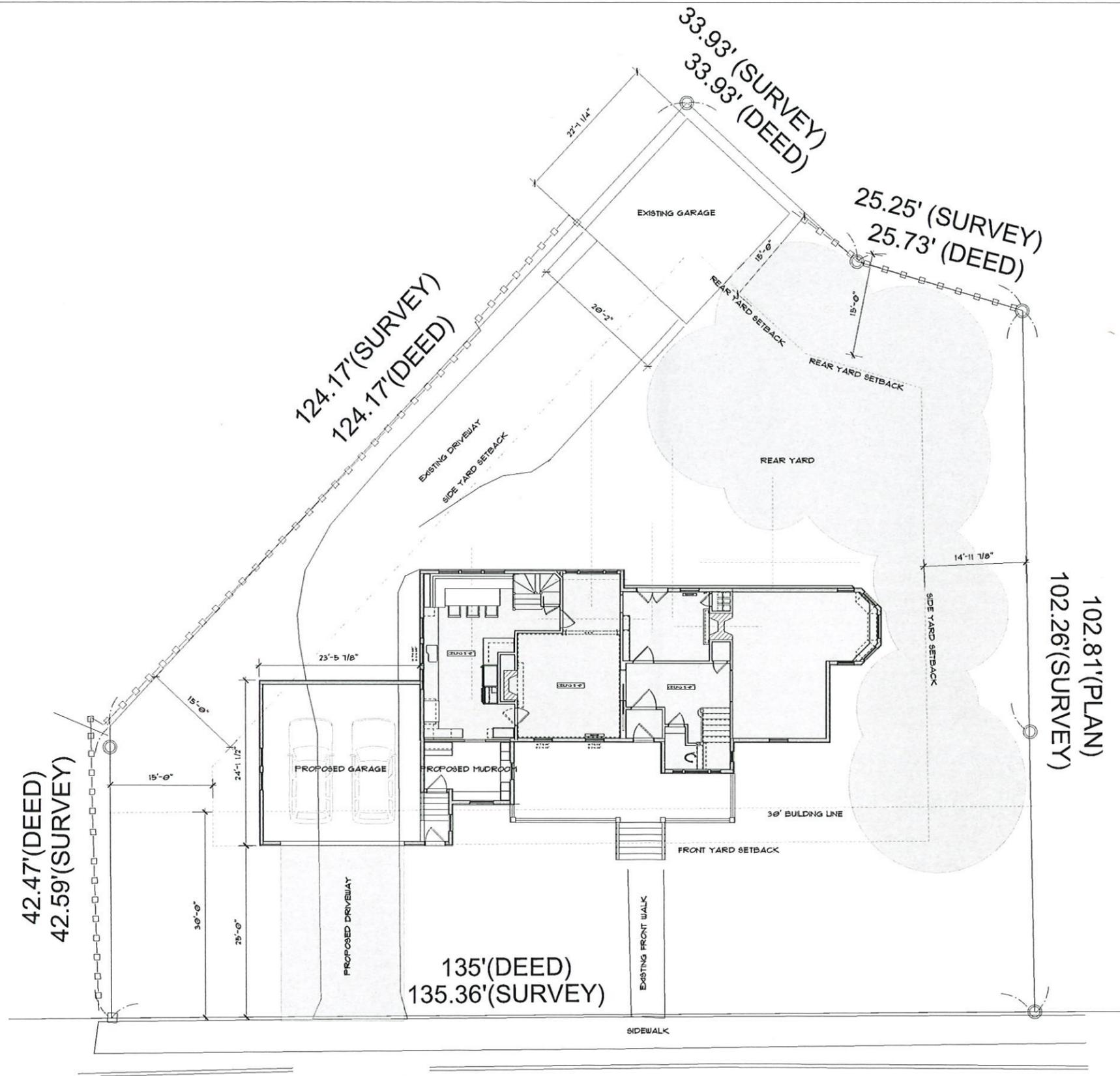


LATITUDE, LLC

PO BOX 79115  
BELMONT, MA 02478  
6179930018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:



# SHEFFIELD ROAD

SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:

SITE PLAN

SHEET:

**SP-100**



STREET VIEW - #1



STREET VIEW - #2



STREET VIEW - #3 - LOCATION OF PROPOSED ADDITIONS



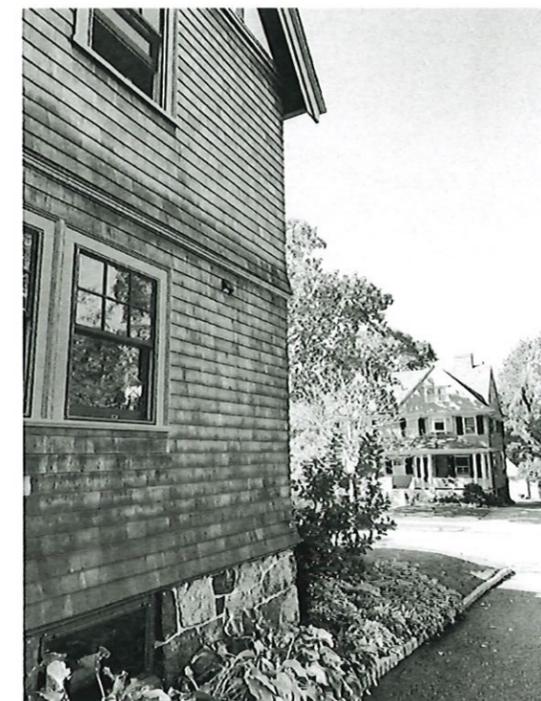
REAR - LEFT - #5



REAR - RIGHT - #6



EXISTING GARAGE - REAR - #7



DRIVE VIEW - #8 - LOCATION OF PROPOSED ADDITIONS

LA

LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617 993 0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHIP, CRM

APPROVED:

DATE: June 30, 2020

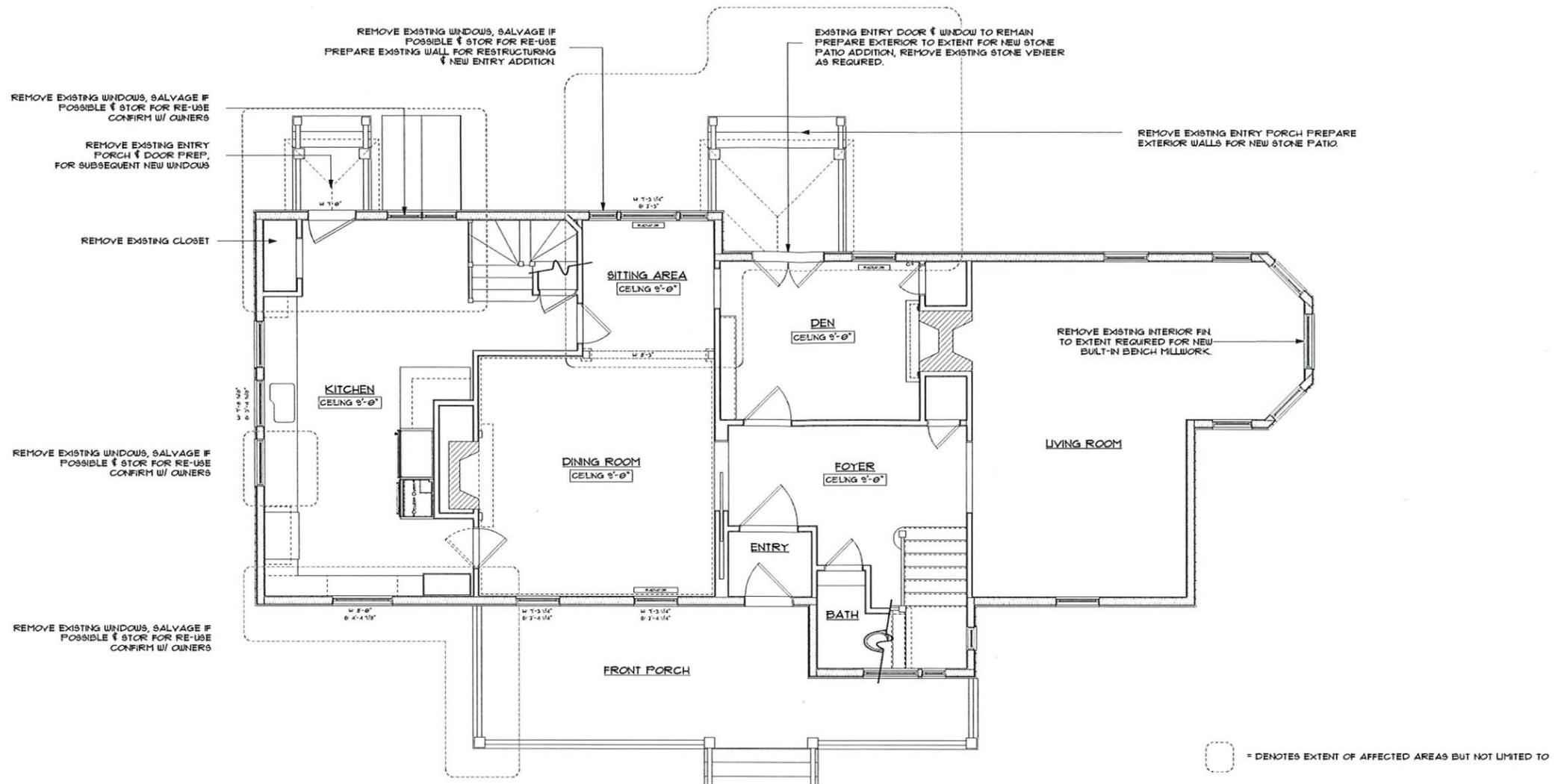
TITLE:

PHOTOS

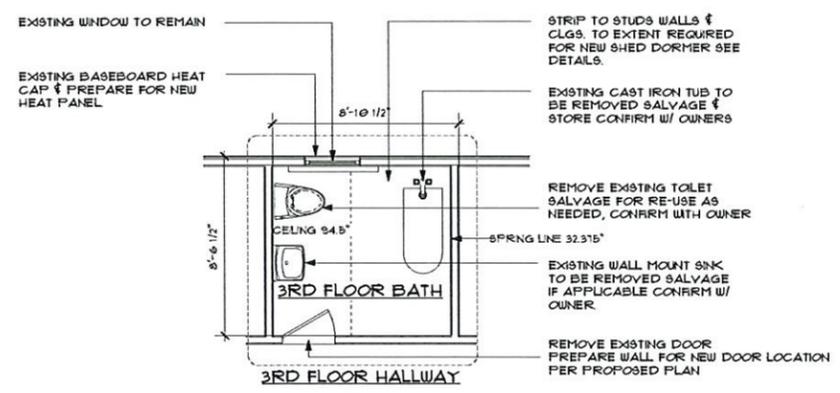
SHEET:

P-100

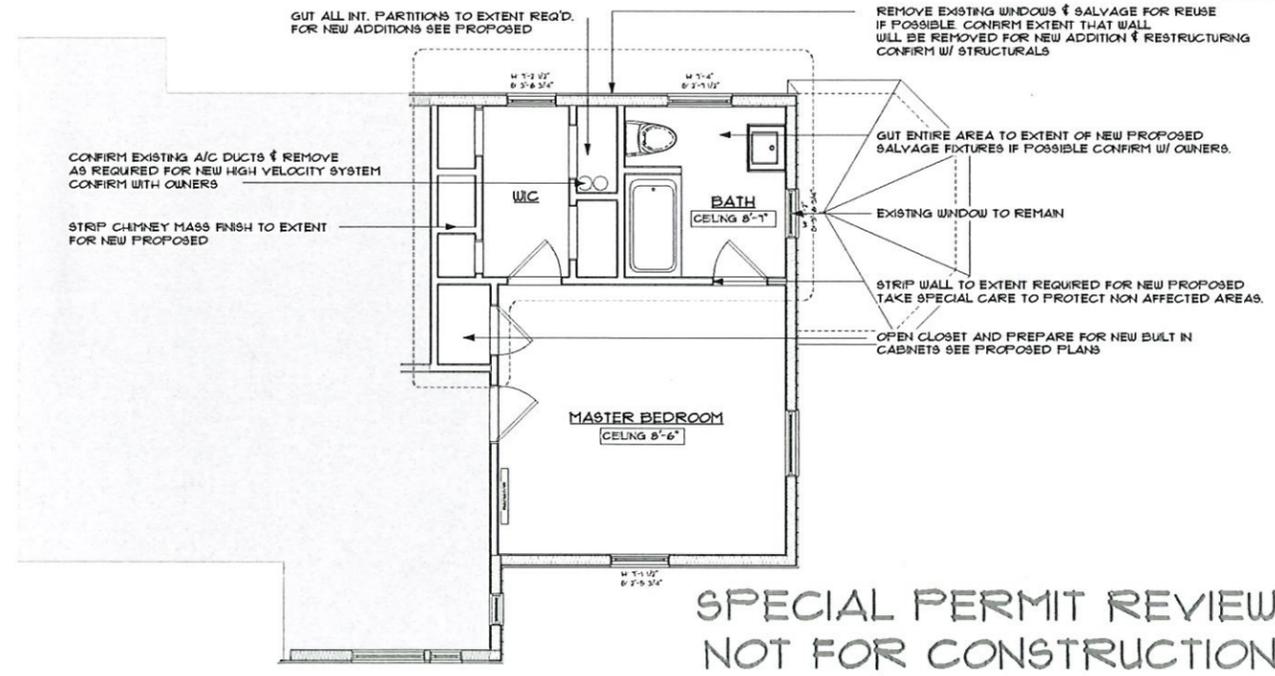
EXISTING CONDITIONS - PHOTOS



2 EXISTING FIRST / DEMO FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



3 EXISTING PARTIAL THIRD / DEMO FLOOR PLAN - GUEST BATH  
 SCALE: 1/4" = 1'-0"



1 EXISTING PARTIAL SECOND / DEMO FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

SPECIAL PERMIT REVIEW  
 NOT FOR CONSTRUCTION



LATITUDE, LLC

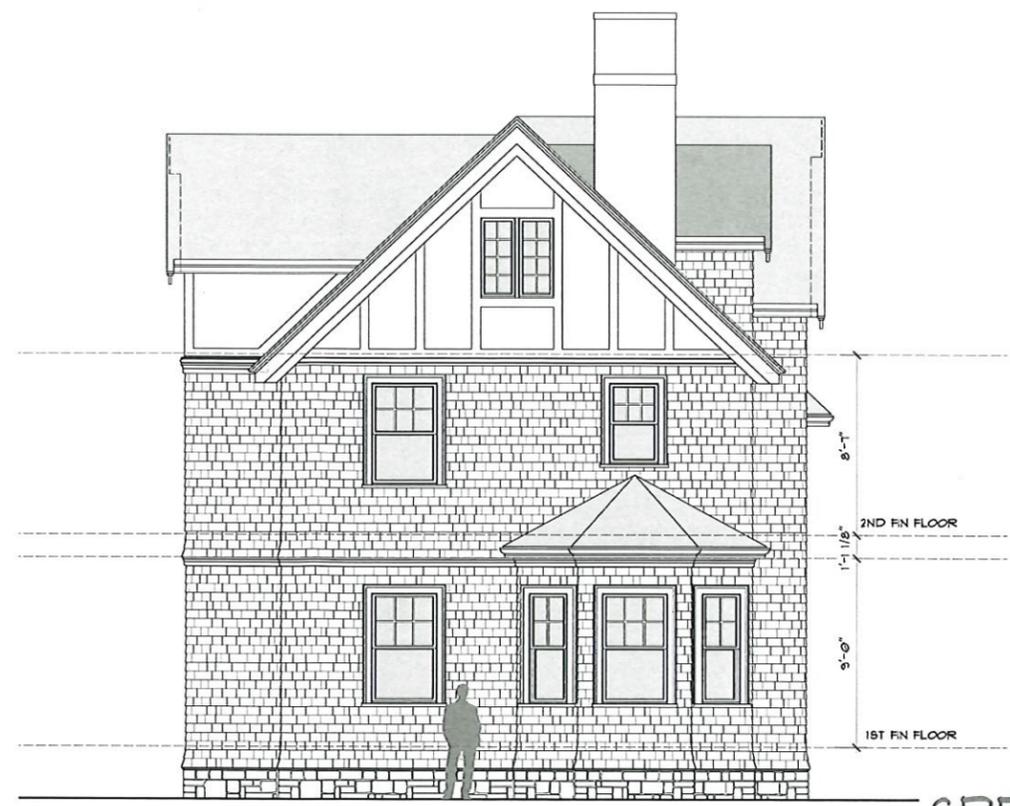
PO BOX 79185  
BELMONT, MA 02478  
6175930018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:



EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN  
DRAWN: CHIP, CRM  
APPROVLD:  
DATE: June 30, 2020

TITLE:  
EXISTING ELEVATIONS  
SHEET:

D-200



EAST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN  
DRAWN: CHIP, CRM  
APPROVED:  
DATE: June 30, 2020  
TITLE:  
EXISTING ELEVATIONS  
SHEET:

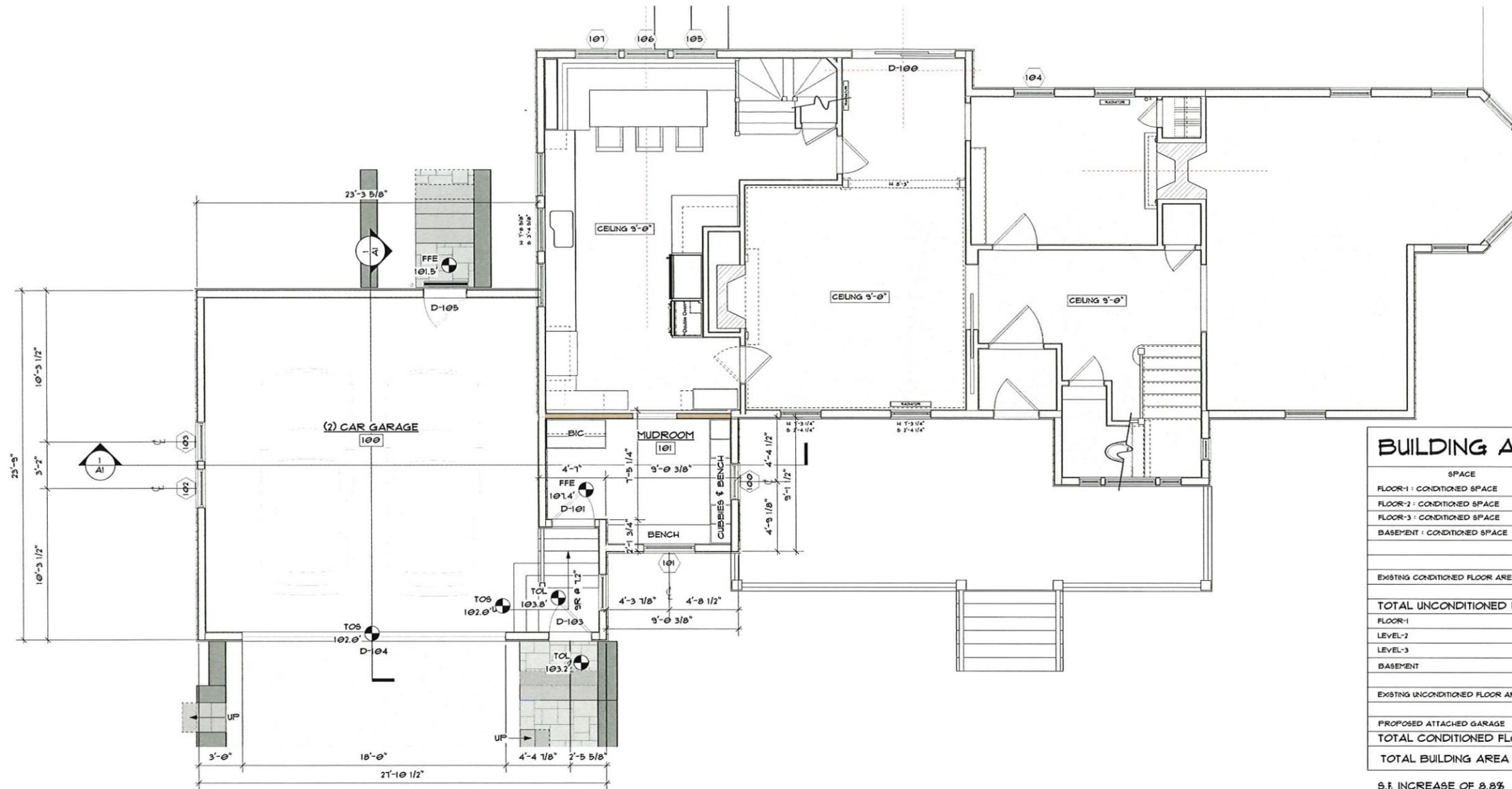


LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

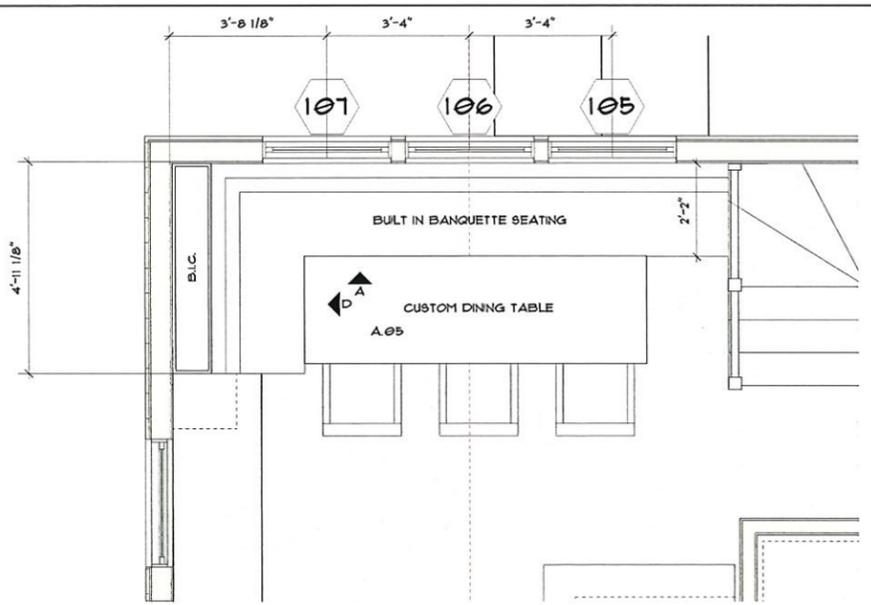
GENERAL CONTRACTOR:



SPACE	EXISTING	PROPOSED	NET CHANGE
FLOOR-1 : CONDITIONED SPACE	1410 S.F.	115 S.F.	+115 S.F.
FLOOR-2 : CONDITIONED SPACE	1413 S.F.	0	0
FLOOR-3 : CONDITIONED SPACE	935 S.F.	0	0
BASEMENT : CONDITIONED SPACE	882 S.F.	0	0
<b>EXISTING CONDITIONED FLOOR AREA TOTAL:</b>	<b>4160 S.F.</b>		
<b>TOTAL UNCONDITIONED FLOOR AREA:</b>			
FLOOR-1	0	0	0
LEVEL-2	0	0	0
LEVEL-3	331 S.F.	0	0
BASEMENT	588 S.F.	0	0
<b>EXISTING UNCONDITIONED FLOOR AREA TOTAL:</b>	<b>919 S.F.</b>		
PROPOSED ATTACHED GARAGE		592 S.F.	+592 S.F.
<b>TOTAL CONDITIONED FLOOR AREA:</b>	<b>4879 S.F.</b>	<b>+119 S.F.</b>	
<b>TOTAL BUILDING AREA UNDER ROOF:</b>		<b>6390 S.F.</b>	

9.1% INCREASE OF 8.8%

2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



LEGEND:

	NEW WALL FRAMING
	EXISTING WALL FRAMING
	EXISTING HOUSE TO REMAIN
	NEW ADDITION CONSTRUCTION

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**

6 PROPOSED PARTIAL FIRST FLOOR PLAN - BANQUETTE SEATING KITCHEN  
SCALE: 1/2" = 1'-0"

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN  
DRAWN: CHIP, CRM  
APPROVED:  
DATE: June 30, 2020  
TITLE:

FLOOR PLAN

SHEET:

**A-101**



LATITUDE, LLC

PO BOX 79155  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

Material Notes:	
A	ASPHALT SHINGLES TO MATCH EXISTING
B	RAKE BOARDS & TRIM TO MATCH EXISTING
C	CEDAR PERFECTS W/ 5" EXPOSURE TO MATCH EXISTING
D	EAVE DRIP & GUTTER DETAILS TO MATCH EXISTING
E	WINDOWS BY PELLA TO MATCH EXISTING, EXT. TRIM & CASINGS TO MATCH EXISTING.
F	SHINGLE FLARE & RUNNING TRIM TO MATCH EXISTING; SEE DETAILS
G	6" STONE VENEER TO MATCH EXISTING; SEE DETAILS
H	CUSTOM MAHOGANY ENTRY DOOR
I	CUSTOM WOOD OVERHEAD DOOR SYSTEM PTD.
J	STUCCO & TIMBER INFILL TO MATCH EXISTING HOUSE GABLES
K	FLAT ROOF & EAVE TRIM DETAILS TO MATCH



PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

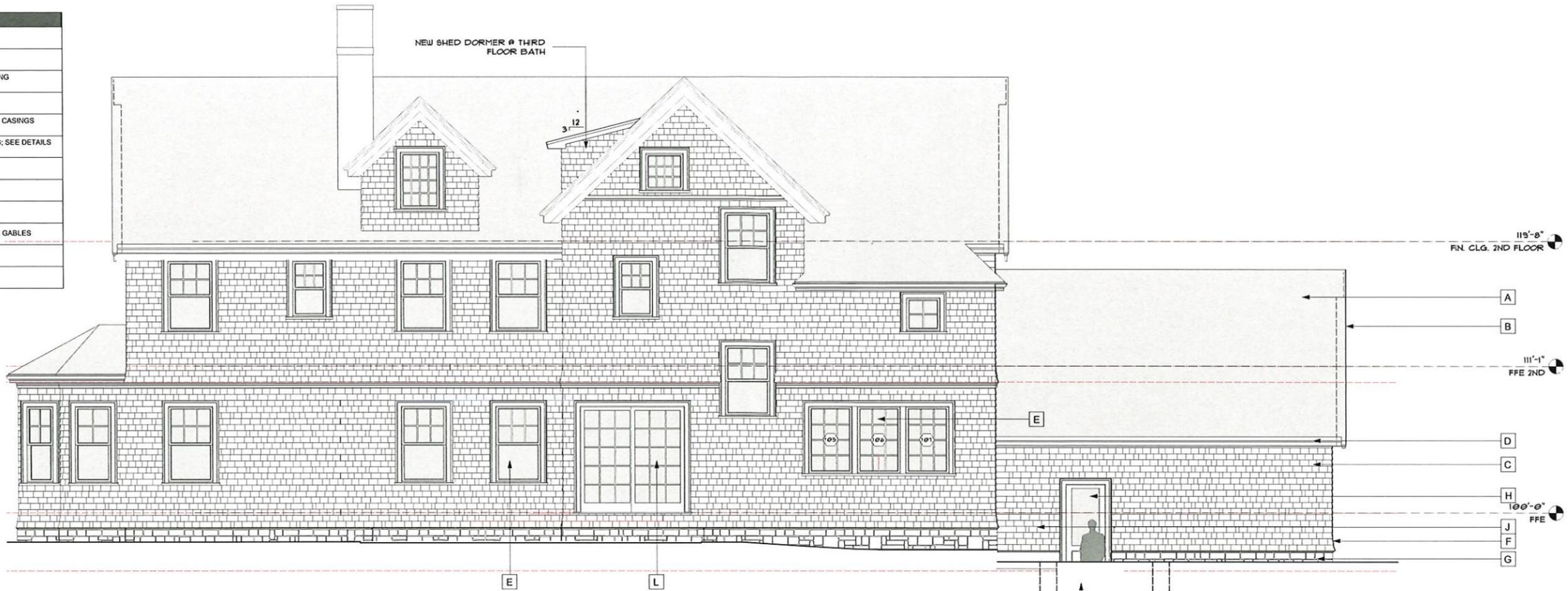
TITLE:

**PROPOSED  
ELEVATIONS**

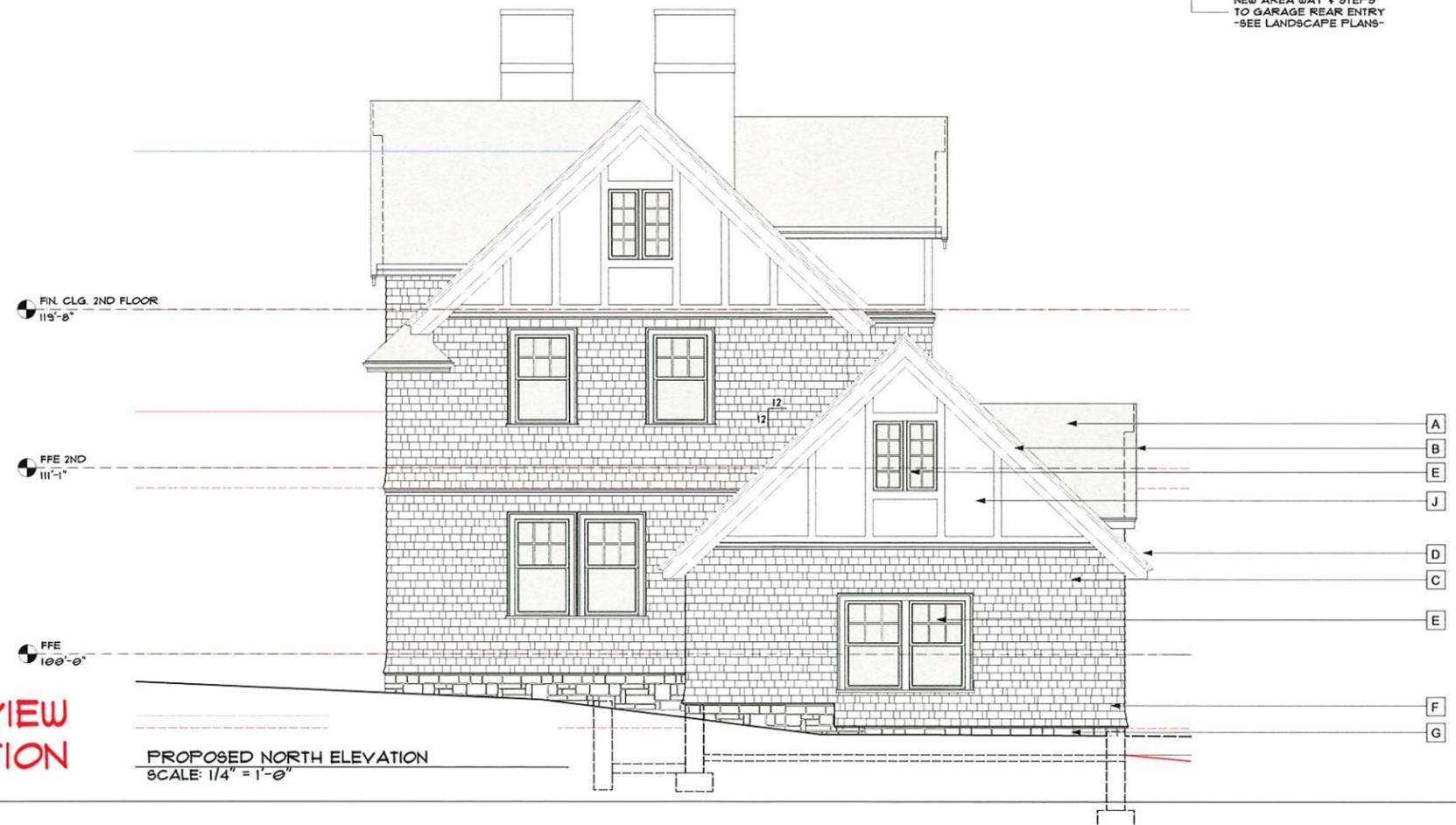
SHEET:

**A-200**

Material Notes:	
A	ASHPHALT SHINGLES TO MATCH EXISTING
B	RAKE BOARDS & TRIM TO MATCH EXISTING
C	CEDAR PERFECTS W/ 5" EXPOSURE TO MATCH EXISTING
D	EAVE DRIP & GUTTER DETAILS TO MATCH EXISTING
E	WINDOWS BY PELLA TO MATCH EXISTING, EXT. TRIM & CASINGS TO MATCH EXISTING.
F	SHINGLE FLARE & RUNNING TRIM TO MATCH EXISTING; SEE DETAILS
G	6" STONE VENEER TO MATCH EXISTING, SEE DETAILS
H	CUSTOM MAHOGANY ENTRY DOOR
I	CUSTOM WOOD OVERHEAD DOOR SYSTEM PTD.
J	STUCCO & TIMBER INFILL TO MATCH EXISTING HOUSE GABLES
K	FLAT ROOF & EAVE TRIM DETAILS TO MATCH
L	NEW "PELLA" SLIDING FRENCH DOOR TO MATCH



**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**SPECIAL PERMIT REVIEW  
NOT FOR CONSTRUCTION**



LATITUDE, LLC

PO BOX 79185  
BELMONT, MA 02478  
617.993.0018

LATEAM@LATITUDE-ARCHITECTS.COM  
WWW.LATITUDE-ARCHITECTS.COM

GENERAL CONTRACTOR:

WARNER RENOVATION  
18 SHEFFIELD ROAD  
WINCHESTER, MA 01890

SCALE: AS SHOWN

DRAWN: CHP, CRM

APPROVED:

DATE: June 30, 2020

TITLE:

**PROPOSED ELEVATIONS**

SHEET:







RECEIVED  
WINCHESTER ENG DEPT.

2020 JUL 24 AM 11:30

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a REMOTE PARTICIPATION PUBLIC HEARING on THURSDAY, AUGUST 27, 2020 at 7:00 P.M. on the following matter:

PETITION NO. 3913 - That of LAURA ADDEZIO by MARCELO TAGORE HERNANDEZ concerning the property at 6 COUNTRY LANE, 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 frontage and lot width requirements and to construct a new single family dwelling that will be located closer to the side property lines than permitted as of right. The property is located in the RDA (Single Residence) zoning district and contains 24,239 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed on the Board of Appeals web page  
[www.winchester.us](http://www.winchester.us)

Link to the meeting can be found on the Government Calendar and the Board of Appeals web page [www.winchester.us](http://www.winchester.us)

3913

RECEIVED AND FILED

2020 JUL 24 AM 10:25

TOWN CLERK  
TOWN OF WINCHESTER MA

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

APPLICATION FOR  
ZONING HEARING

FORM 2

Application Date July 17, 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 Country Lane      Zoning District RDA

Area of Lot 24,239 SF      Frontage 54.01'

Street Frontage is  Public Way       Subdivision Control Way       Private Way

Petitioner's Name Laura Addezio      Address 400 Stuart Street Boston MA 02116

Name \_\_\_\_\_ Address \_\_\_\_\_

Name \_\_\_\_\_ Address \_\_\_\_\_

Brief Description of Work:

Tear down, new single family residential structure over existing footprint, proposed new porch over side yard set back

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) Laura Addezio

Address of owner of record 400 Stuart Street Boston MA 02116

**Title Reference:**

(Unregistered land) Middlesex County Registry of Deeds; Book 12994, Page 43

(Registered land) Land Court Certificate of Title No. 937 Book 11890, Page 618

Date of Recording: 1970

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

2-1/2 Story Single Family, Pool Shed, Swimming Pool, single driveway curb cut

Attorney, agent, or other representative acting for petitioner:

Name Marcelo Tagore Hernandez Address 30 Quincy Street Somerville MA 02143

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>17</u> day of <u>July</u> , 20 <u>20</u> .	
SIGNATURE <u>Tagore Hernandez</u> (Petitioner/Agent)	SIGNATURE <u>Laura Addezio</u> (Property Owner/Agent)
Address <u>30 Quincy Street Somerville MA 02143</u>	Address <u>400 Stuart St. Boston, MA</u>
Tel No. <u>617.877.0155</u>	Tel No. <u>617 960 6558</u>
Email address <u>Hernandez@GroupDesignBuild.com</u>	Email address <u>Laddezio@gmail.com</u>

*Note: Do not attempt to discuss the merits of your case with any member of the Board of Appeal 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 Laura Addezio seeks a Special Permit

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

6 Country Lane 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:

Existing Lot Frontage is non-conforming -	Existing Frontage	= 54.01'
	Min. Frontage	= 100'
	Proposed	= 54.01'

Existing South Corner Set Back is non-conforming -	Existing Set Back	= 17.5'
	Min. Setback	= 20'
	Proposed	= 18.2'

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:

N/A, unknown

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 requested special permit for side yard set back can be granted without impairing the integrity of the District or adjoining district, because the new residential structure and front porch will be in keeping with the current alignment of streetscape, akin in design, shape, and height consistent with the neighborhood.

4. The proposed project will not adversely affect:

(a) Ingress and egress to the property and structures, because:

Ingress and egress shall be improved because front door will be more visible and accessible from existing private round-about parking. Egress will be improved because proposed design is adding exit access doors at grade than currently exists.

(b) Off-street parking and loading areas, because:

Existing off street round-about driveway shall be preserved, meanwhile a new driveway is being added towards the Southwest corner to improve parking and further screen the garage parking from the street and abutters.

(c) Refuse collection or disposal, because:

No change to curb cut, existing refuse collection, or disposal.

(d) Screening or buffering of neighboring properties, because:

Existing house footprint will be preserved thereby maintaining existing lines of sight, privacy and buffering in kind. Additional plantings have been proposed on the North East corner to screen from proposed rear house patio. Existing easterly trees shall be preserved.

(e) Required yards and other open space, because:

Existing house footprint will be preserved thereby keeping several thousand square feet of native landscaping, open space, side and rear yards intact. Moreover, petitioner proposes to remove existing pool to provide more level rear yard space in an otherwise heavily sloped site.

(f) General compatibility of the structure with adjacent properties and other properties in the district, because:

The petitioner's primary initiative is to preserve the existing footprint and improve upon it by adding a facade fronting the street which maintains the existing historic character of the neighborhood while preserving an existing "front of house" alignment which the current footprint lacks.

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

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: July 17, 2020

SIGNATURE Tagore Hernandez  
(Petitioner/Agent)

Address 30 Quincy Street Somerville MA 02143

Tel No. 617.877.0155

John and Bernadette McDevitt  
3 Country Lane  
Winchester, 01890  
781-729-8948

To whom it may concern:

We recently spoke with Laura Addezio about the plans for 6 Country Lane. Laura shared these with us and upon review, we are happy to welcome these plans to the neighborhood. We think it would make a great addition to our community and are comfortable with the new footprint they have put forward.

Looking forward to seeing the plans come to life.

Best,  
John and Berni McDevitt



Town of Winchester

FORM 2D

MIDDLESEX COUNTY, MASSACHUSETTS

TOWN HALL  
71 MOUNT VERNON STREET  
WINCHESTER, MASSACHUSETTS 01890  
(617) 721-7115

BOARD OF APPEALS

Date: 7-7-20

To the Board of Appeal of the Town of Winchester:

The undersigned hereby petitions the Board of Appeal for the relief specified below.

Property Location 6 Country Lane Lot # \_\_\_\_\_

Zoning District: RDA Area of Lot: 24,239 SF Frontage: 54.01'

Street Frontage is:  Public Way  Subdivision Control Way  Private Way

Owner of Record: Laura Addezio

Mailing Address: 400 Stuart Street Boston MA 02116 Tel. 6179606558

Date Deed Recorded: 1970 (Complete Deed Reference Below)

Middlesex South Registry of Deeds: Book 12994 Page 43

Middlesex South Registry District of the Land Court as Cert. of Title No. No. 937

Present Use: Single Family Residence

Proposed Use: Single Family Residence

\*\*\*\*\*  
Relief Desired:

- Appeal (MGL Chp. 40A, Sect. 8), attach copy of decision or order being appealed.
- Special Permit in accordance with Zoning By-Law Sect. 4.0
- Special Permit/Site Plan Review in accordance with Zoning By-Law Sect. \_\_\_\_\_
- Dimensional Variance (MGL chp. 40A, Sect. 10) from Zoning By-Law Sect. \_\_\_\_\_
- Sign Permit under Chp. 9 of the General By-Laws of the Town of Winchester

Describe change, extension, alterations or modifications, etc. requested.

\*\*\*\*\*

Petitioner: Laura Addezio Signature: Laura Addezio

Mailing Address: 400 Stuart St, Boston, MA 02116 Tel. 6179606558

Petitioner is:  Owner  Tenant  Licensee  Binding Optionee

Petition must be fully completed, typewritten or plainly printed in ink.

# Sheet List

SHEET NUMBER	SHEET NAME
A.000	COVER SHEET
A.001	ZONING SUMMARY
A.101	PROPOSED PLANS
A.102	PROPOSED ROOF PLAN
A.201	PROPOSED ELEVATIONS
A.301	BUILDING SECTIONS
A.501	PROPOSED PERSPECTIVES
D.101	EXISTING CONDITIONS / DEMO PLANS
D.102	EXISTING PHOTOS



**GROUP  
DESIGN  
BUILD**

PROJECT: **201905**  
**6 Country Lane**

PROJECT ADDRESS: 6 Country Lane  
Winchester, MA 01890

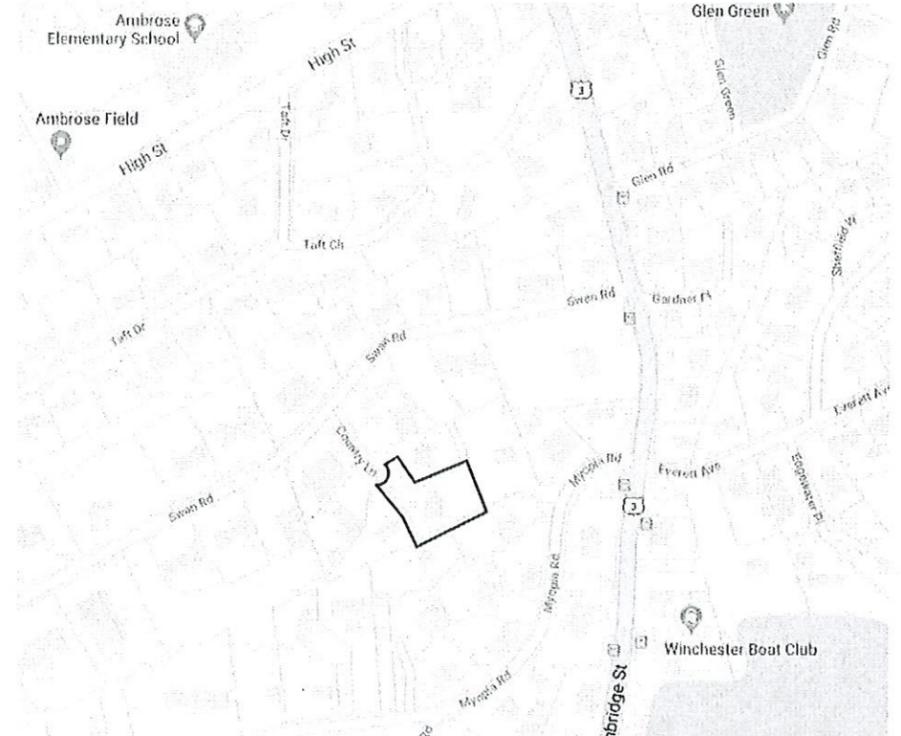
ARCHITECT: **Group Design Build Inc**  
30 Quincy Street  
Somerville MA 02143

GC:

# 6 Country Lane Winchester, MA 01890

## ZONING APPROVAL DRAWINGS

New 3 bedroom, 3.5 bathroom single family residence built on existing slab on grade. New 560 SF +/- entry wing to be added to the northeast facing Country Lane circle and the existing entrance to the property.

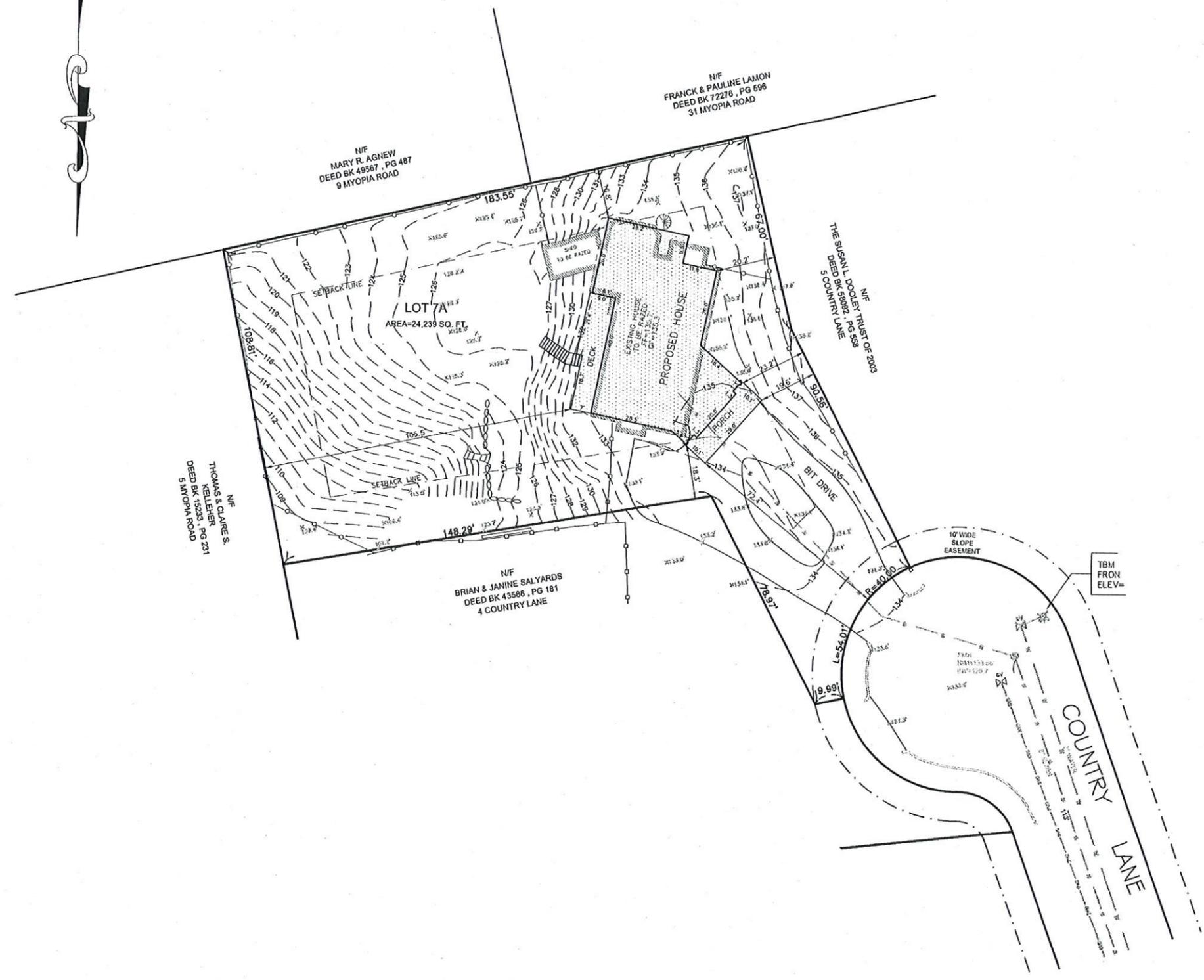


MARK	DATE	DESCRIPTION

COPYRIGHT: **GROUP DESIGN BUILD INC**  
7/16/2020 6:36:14 PM

**COVER SHEET**

**A 000**



**ASSESSOR'S REFERENCE:**  
20 125 0

**DEED REFERENCE:**  
MIDDLESEX COUNTY REGISTRY OF DEEDS  
Bk. 12994, Pg. 43

**PLAN REFERENCE:**  
PLAN No. 937 OF 1970, Bk. 11890, Pg. 618

**OWNER OF RECORD:**  
JANOS MIKLOS BEER

**ZONING CLASSIFICATION:**  
RDA  
MIN. LOT SIZE = 20,000 S.F.  
MIN. FRONTAGE = 100'

**PROPOSED**

LOT COVERAGE=12.8  
HARDCAPE = 14.2%  
GREEN SPACE = 73.0%  
TOTAL= 100.0%

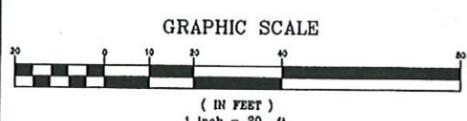
**MIN. SETBACK REQUIREMENTS:**  
FRONT SET BACKS = 35'  
SIDE SETBACKS = 20'  
REAR SETBACKS = 20'

NOTE: TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN WAS TAKEN FROM EXISTING CONDITIONS SURVEY

TITLED: EXISTING CONDITIONS.  
6 COUNTRY LANE  
WINCHESTER, MA.  
BY: LAND MAPPING INC.  
10 ANDREW SQUARE, SUIT 201B  
SOUTH BOSTON, MA 02127  
DATWD NOVEMBER 22, 2019



NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233



REVISIONS		
No.	DATE	DESCRIPTION
1	7/14/2020	ADDED GREEN SPACE %



FLD.: DD,SM  
DRW.: DMR  
CHKD.:  
DATE: 7/14/2020

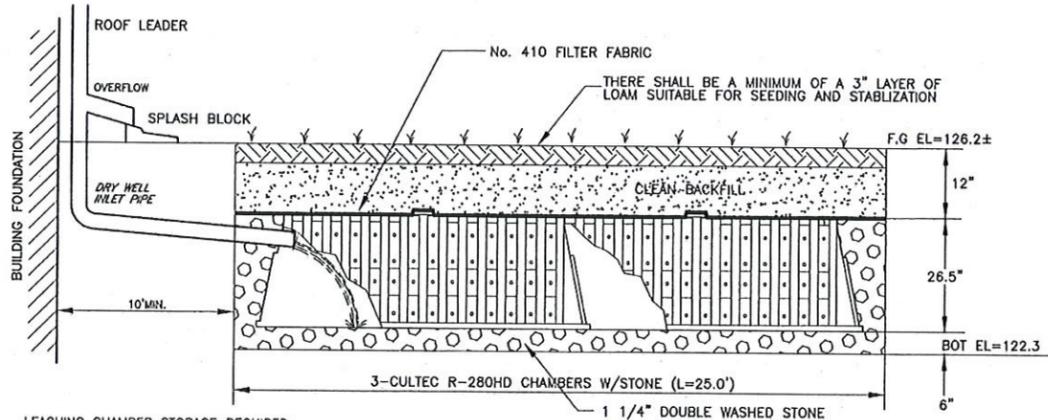
**GLM** Engineering Consultants, Inc.  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-400-4100 F: 508-400-4101

**PROPOSED SITE PLAN**  
6 COUNTRY LANE  
WINCHESTER, MASSACHUSETTS  
FOR  
GROUP DESIGN BUILD INC

JOB No. 1  
DATE: 3/2  
SCALE: 1"



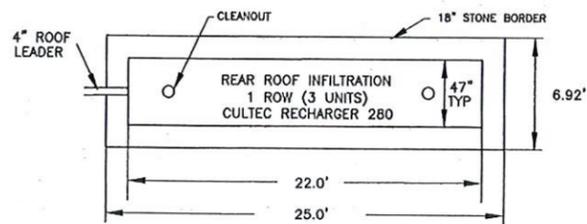
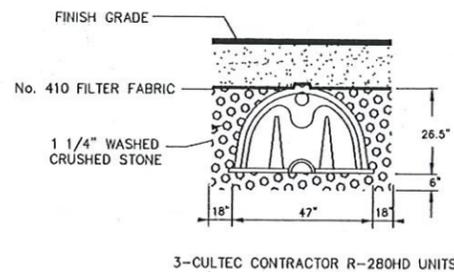
LOCUS MAP  
N.T.S.



**LEACHING CHAMBER STORAGE REQUIRED:**  
 PROPOSED DWELLING IMPERVIOUS AREA = 2,810 sq.ft.  
 STORAGE CAPACITY REQUIRED:  
 1.0 inch rainfall x 2,810 s.f. = 234 cu. ft.  
 PROVIDED LEACHING CAPACITY:  
 3-CULTEC R-280HD CHAMBERS W/STONE: 267.5 cu.ft.

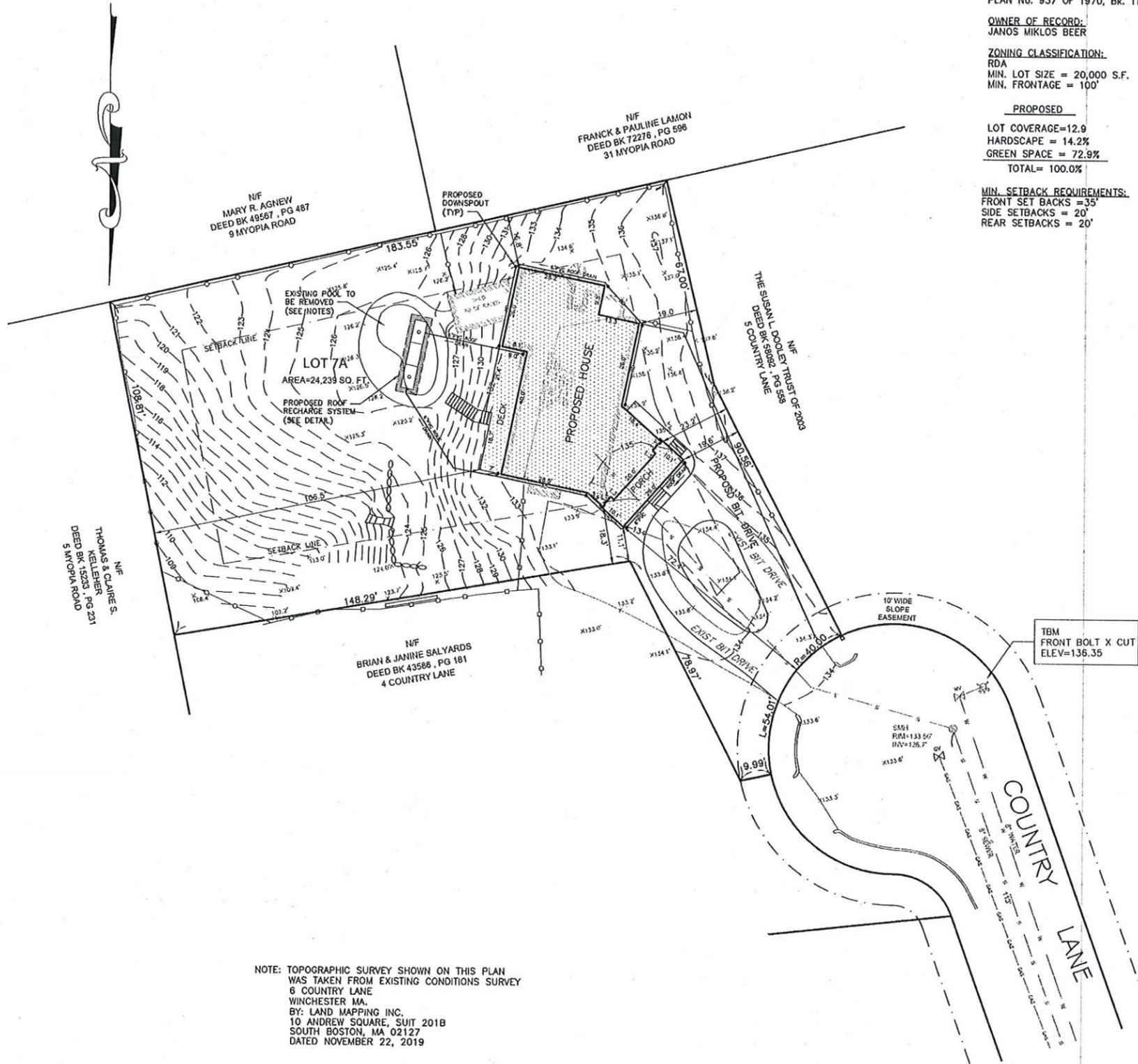
PROVIDE SYSTEMS AS SHOWN ON PLAN.  
 ALL DOWNSPOUTS TO BE DIRECTED  
 TO CULTEC INFILTRATION SYSTEM.  
 \*ALL ROOF RUNOFF TO BE DIRECTED TO  
 INFILTRATION SYSTEM.

**CONSTRUCTION NOTES:**  
 1. EXISTING POOL TO BE REMOVED, ALL CONCRETE AND DELETERIOUS  
 MATERIAL TO BE EXCAVATED AND DISPOSED OF PROPERLY.  
 2. THE AREA EXCAVATED AND AREA WITHIN 5 FEET OF THE PROPOSED ROOF  
 DRAINAGE SYSTEM SHALL BE EXCAVATED REMOVING ALL TOPSOIL, SUBSOIL,  
 AND ANY DELETERIOUS MATERIAL FROM THE AREA OF THE DRAINAGE BASIN  
 AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT  
 CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT  
 MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT  
 PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL  
 PASS THE #200 SIEVE.



RESIDENTIAL ROOF RUNOFF CULTEC DRY WELL  
 CULTEC CONTACTOR RECHARGER R-280HD

N.T.S.



NOTE: TOPOGRAPHIC SURVEY SHOWN ON THIS PLAN  
 WAS TAKEN FROM EXISTING CONDITIONS SURVEY  
 6 COUNTRY LANE  
 WINCHESTER MA.  
 BY: LAND MAPPING INC.  
 10 ANDREW SQUARE, SUIT 201B  
 SOUTH BOSTON, MA 02127  
 DATED NOVEMBER 22, 2019

**ASSESSOR'S REFERENCE:**  
 20 125 0

**DEED REFERENCE:**  
 MIDDLESEX COUNTY REGISTRY OF DEEDS  
 Bk. 12994, Pg. 43

**PLAN REFERENCE:**  
 PLAN No. 937 OF 1970, Bk. 11890,

**OWNER OF RECORD:**  
 JANOS MIKLOS BEER

**ZONING CLASSIFICATION:**  
 RDA  
 MIN. LOT SIZE = 20,000 S.F.  
 MIN. FRONTAGE = 100'

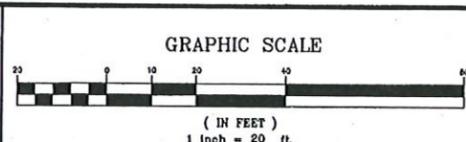
**PROPOSED**

LOT COVERAGE=12.9  
 HARDSCAPE = 14.2%  
 GREEN SPACE = 72.9%  
 TOTAL= 100.0%

**MIN. SETBACK REQUIREMENTS:**  
 FRONT SET BACKS = 35'  
 SIDE SETBACKS = 20'  
 REAR SETBACKS = 20'

**DIG SAFE**

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION.



REVISIONS		
No.	DATE	DESCRIPTION
1	7/14/2020	ADDED GREEN SPACE %

FLD.: DD,SM  
 DRW.: DMR  
 CHKD.: CLK

**GLM Engineering Consultants, Inc.**  
 19 EXCHANGE STREET  
 HOLLISTON, MA 01746

**PROPOSED SITE PLAN**  
 6 COUNTRY LANE  
 WINCHESTER, MASSACHUSETTS  
 FOR  
 GROUP DESIGN BUILD INC.

JOB No.  
 DATE: JL  
 SCALE:

# GROUP DESIGN BUILD

PROJECT: **201905**  
**6 Country Lane**

PROJECT ADDRESS: 6 Country Lane  
Winchester, MA 01890

ARCHITECT: Group Design Build Inc  
30 Quincy Street  
Somerville MA 02143

GC:



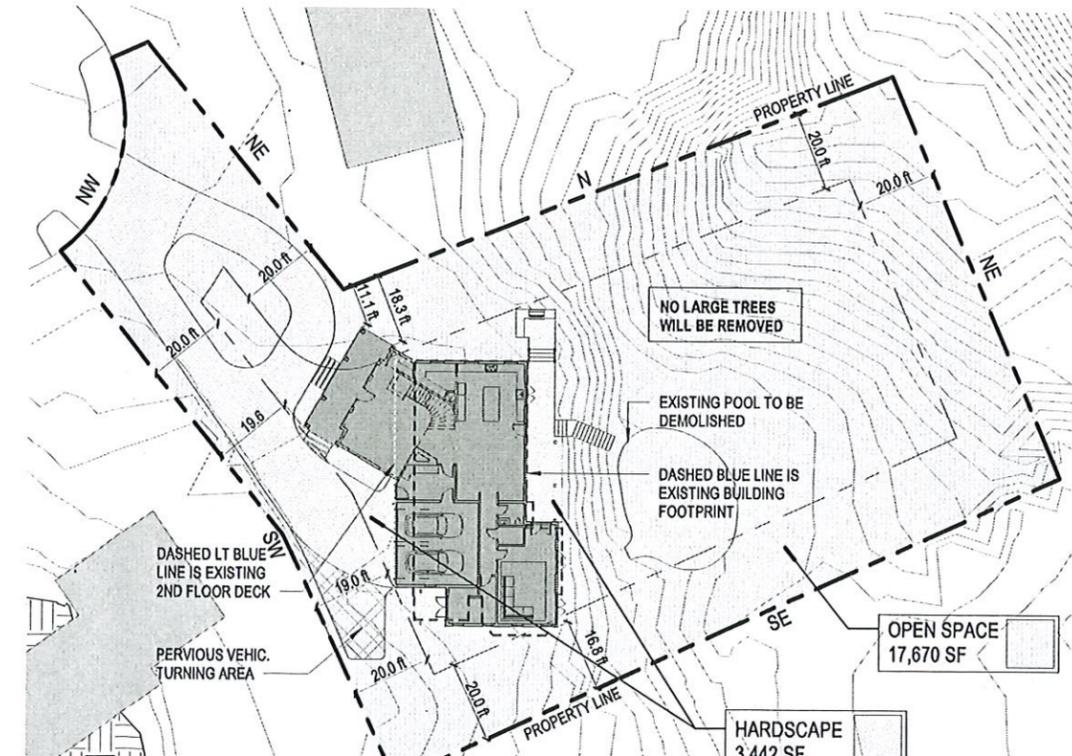
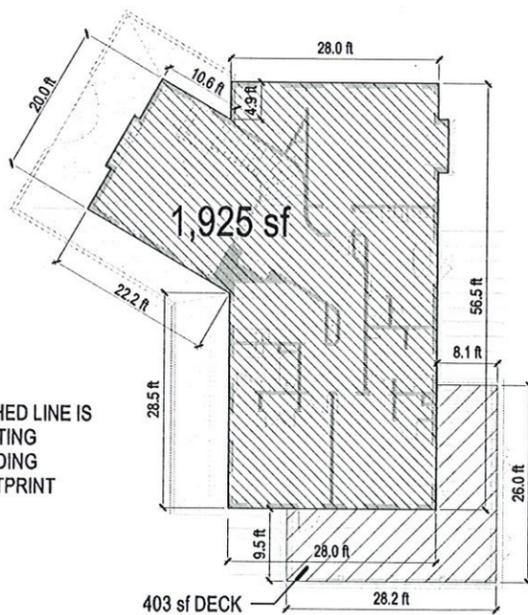
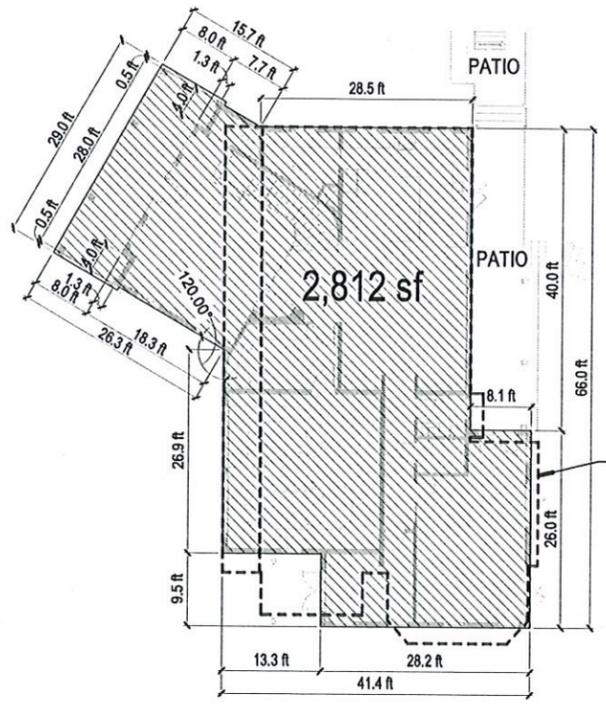
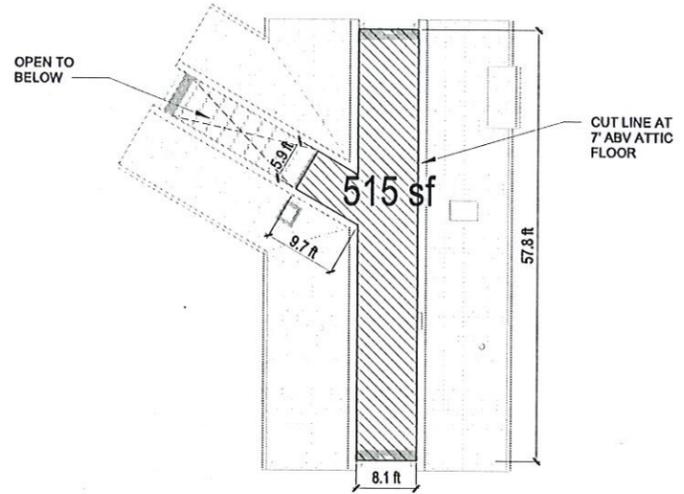
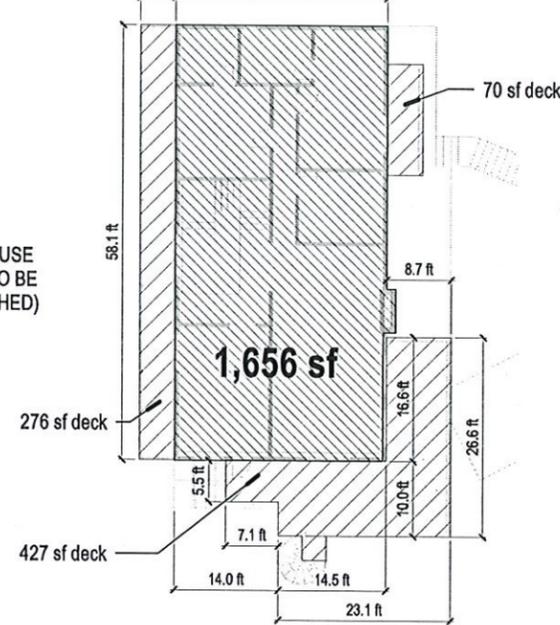
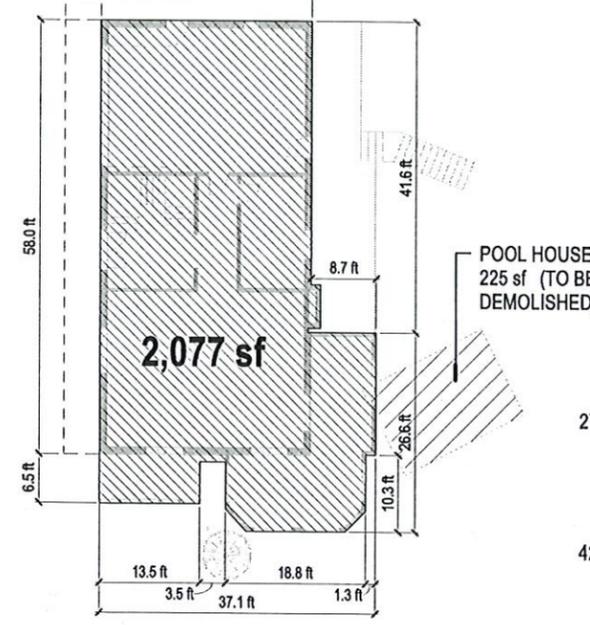
ZONING DIMENSIONAL ANALYSIS				
Zoning District : Residential District A (RDA - 20)		Parcel ID : 20 125 0		
	Winchester Zoning Bylaw Table 4.1.1	Actual		
Min. Lot Size	20,000 sf	24,239 sf		
Min. Lot Frontage	100 ft / (50 ft per 4.2.8)	54.01 ft		
Min. Lot Width	120 ft	183.55 ft		
	Existing	Allowable	Proposed	Ordinance Reference
FAR	.15	-	.21	Not specified for district
GFA	3,733 sf	-	5,252 sf	Not specified for district
Front Yard Setback-NW At 6 Country Lane Circle	35 ft.	35 ft.	No Change	TABLE 4.1.1
Side Yard Setback-NE Adjacent to 6 Country Lane Circle	20 ft.	20 ft.	No Change	TABLE 4.1.1
Side Yard Setback-N	23.3 ft.	20 ft.	11.1 ft.	TABLE 4.1.1
Rear Yard Setback-SE	17.5 ft.	20 ft.	16.8 ft.	TABLE 4.1.1
Rear Yard Setback-SW	18.6 ft.	20 ft.	19.0 ft.	TABLE 4.1.1
Maximum Bldg. Stories	2	2.5	No Change	TABLE 4.1.1
Maximum Bldg. Height See Sheet A3.01 and D.101	26.1 ft	40 ft.	34.6 ft.	TABLE 4.1.1
Lot Coverage	9.5 %	-	12.9 %	
Hardscape	17%	35 %	14.2%	TABLE 4.1.1
Green Space	73.5 %	35 %	72.9 %	TABLE 4.1.1
Minimum Parking Spaces	2	2	No Change	Section 5.0

EXISTING FLOOR AREA		PROPOSED FLOOR AREA	
First Floor GFA	2,077 sf	First Floor GFA	2,812 sf
Second Floor GFA	1,656 sf	Second Floor GFA	1,925 sf
<b>TOTAL GFA</b>	<b>3,733 sf</b>	Third Floor GFA	515 sf
		<b>TOTAL GFA</b>	<b>5,252 sf</b>

Existing Lot Coverage	2,302 sf	Proposed Lot Coverage	3,126 sf
Existing Hardscape	4,117 sf	Proposed Hardscape	3,127 sf
Existing Green Space	17,820 sf	Proposed Green Space	17,670 sf



MARK	DATE	DESCRIPTION

COPYRIGHT: GROUP DESIGN BUILD INC  
7/16/2020 6:36:18 PM

## ZONING SUMMARY

A 001

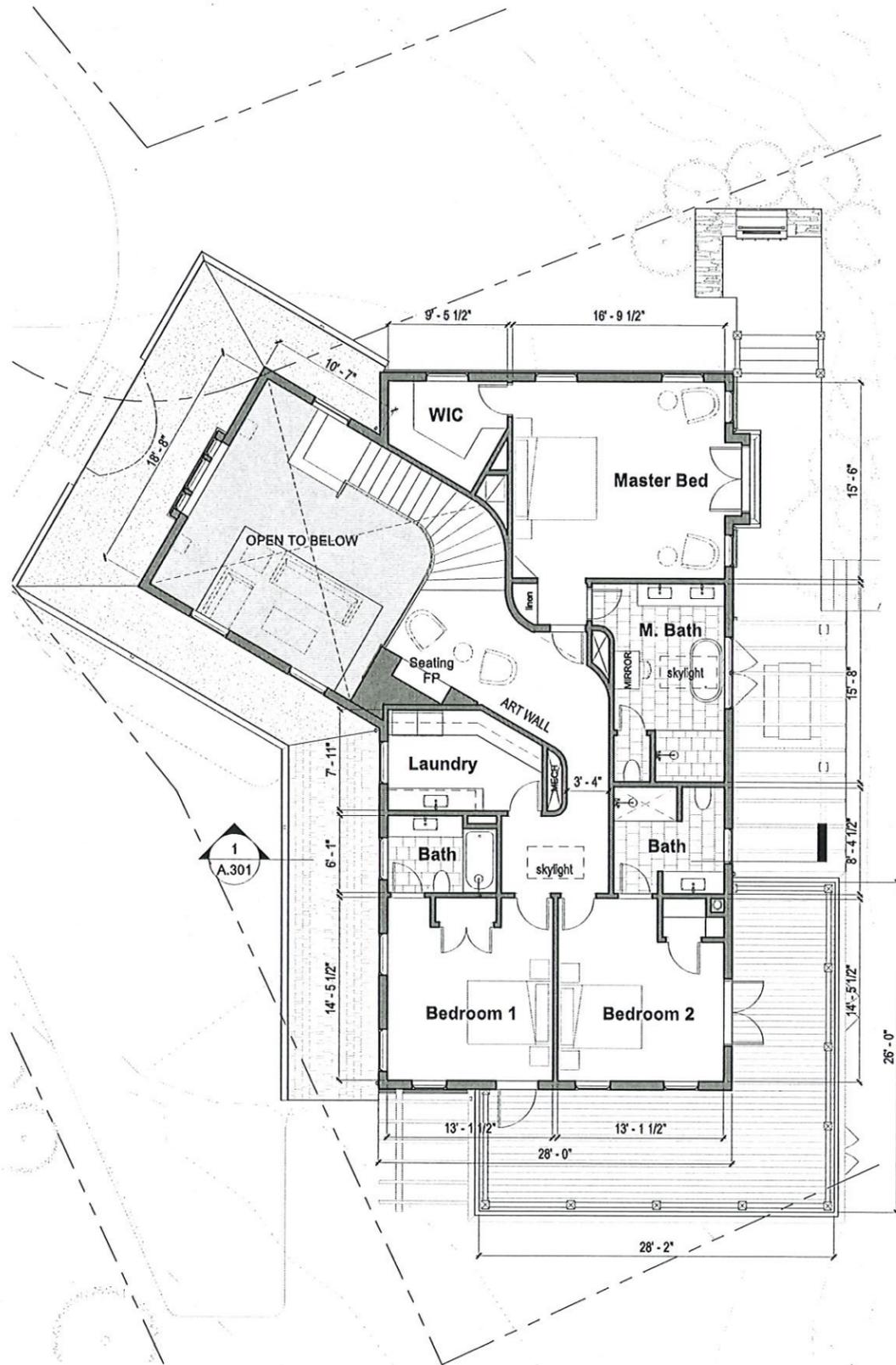
# GROUP DESIGN BUILD

PROJECT: **201905**  
**6 Country Lane**

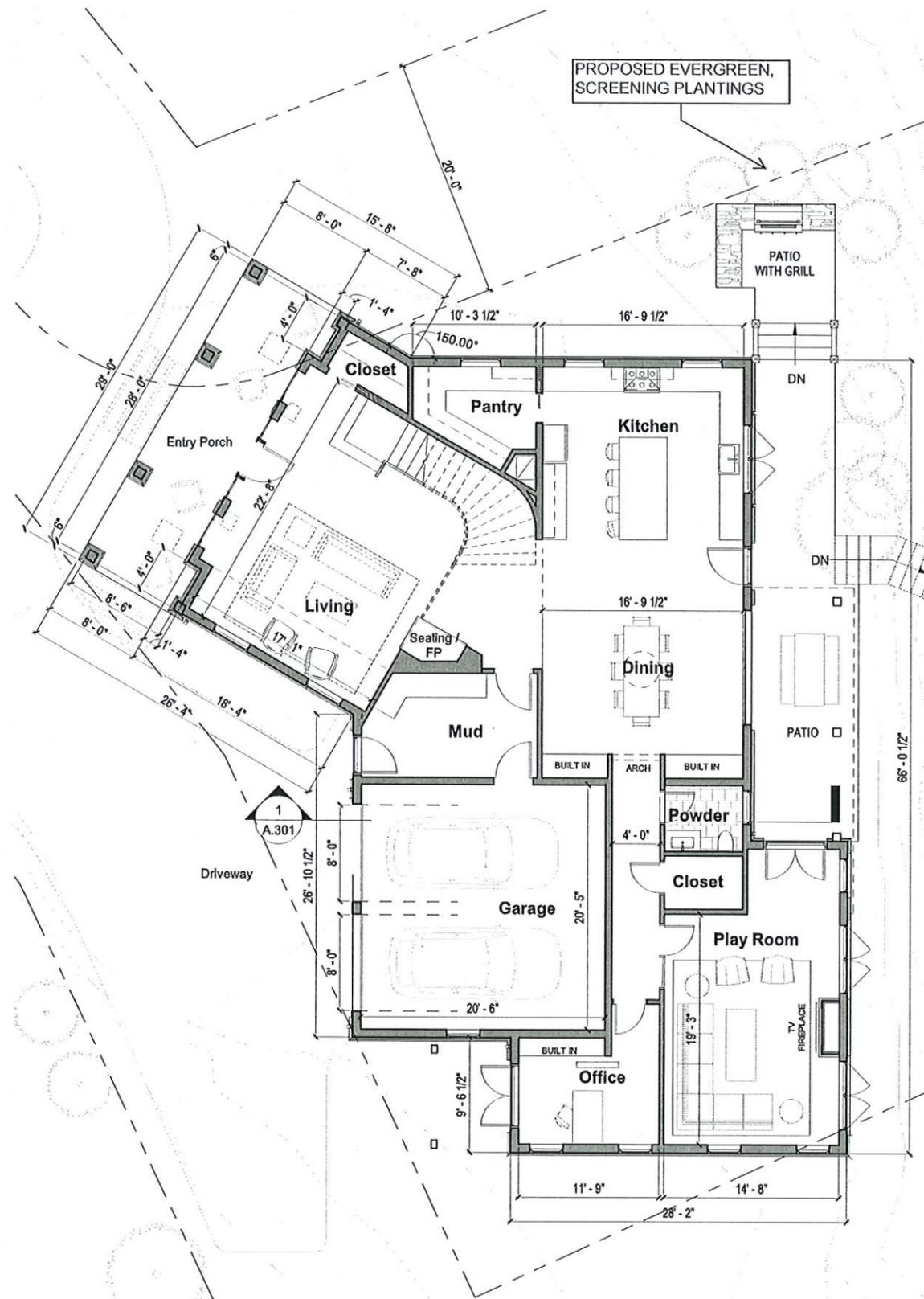
PROJECT ADDRESS: 6 Country Lane  
Winchester, MA 01890

ARCHITECT: Group Design Build Inc  
30 Quincy Street  
Somerville MA 02143

GC:



**A2** PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"



**A1** PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"

MARK	DATE	DESCRIPTION

COPYRIGHT: GROUP DESIGN BUILD INC  
7/16/2020 6:36:20 PM

## PROPOSED PLANS



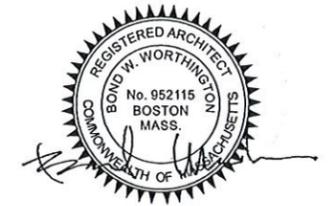
# GROUP DESIGN BUILD

PROJECT: **201905**  
**6 Country Lane**

PROJECT ADDRESS: 6 Country Lane  
Winchester, MA 01890

ARCHITECT: Group Design Build Inc  
30 Quincy Street  
Somerville MA 02143

GC:



**C3 SOUTH WEST ELEVATION**  
1/8" = 1'-0"



**C2 NORTH WEST ELEVATION (MAIN ENTRY)**  
1/8" = 1'-0"



**C1 WEST ELEVATION**  
1/8" = 1'-0"



**B2 EAST ELEVATION (FACING VIEW)**  
1/8" = 1'-0"



**B1 NORTH ELEVATION**  
1/8" = 1'-0"



MARK	DATE	DESCRIPTION

COPYRIGHT: GROUP DESIGN BUILD INC  
7/16/2020 6:36:35 PM

**PROPOSED ELEVATIONS**

**A.201**

# GROUP DESIGN BUILD

PROJECT: **201905**  
**6 Country Lane**

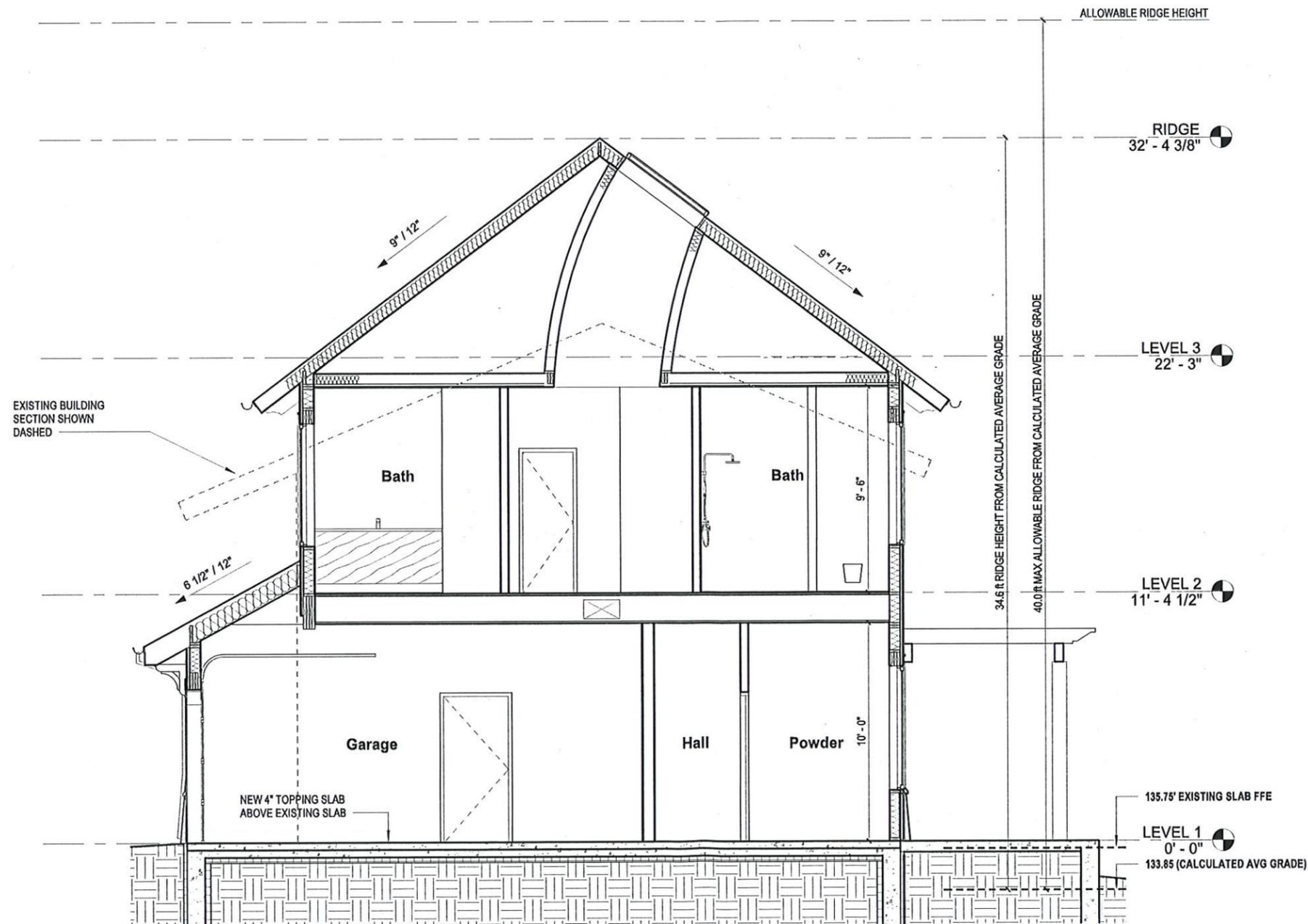
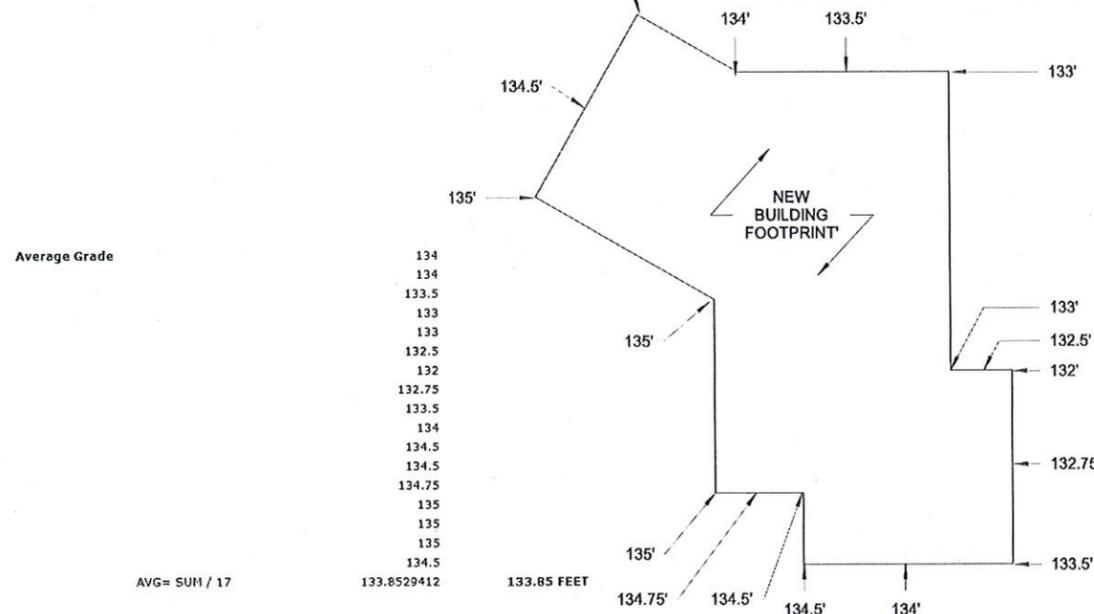
PROJECT ADDRESS: 6 Country Lane  
Winchester, MA 01890

ARCHITECT: Group Design Build Inc  
30 Quincy Street  
Somerville MA 02143

GC:



② AVERAGE GRADES @ PERIMETER  
1/16" = 1'-0"



MARK	DATE	DESCRIPTION

COPYRIGHT: GROUP DESIGN BUILD INC  
7/16/2020 6:36:35 PM

BUILDING  
SECTIONS

A.301

# GROUP DESIGN BUILD

PROJECT: **201905**  
**6 Country Lane**

PROJECT ADDRESS: 6 Country Lane  
Winchester, MA 01890

ARCHITECT: Group Design Build Inc  
30 Quincy Street  
Somerville MA 02143

GC:



03 ABUTTER VIEW NORTH



01 ENTRY VIEW NORTH WEST



04 ABUTTER VIEW SOUTH EAST



MARK	DATE	DESCRIPTION

COPYRIGHT: GROUP DESIGN BUILD INC  
7/16/2020 6:38:51 PM

**PROPOSED  
PERSPECTIVES**

**A.501**

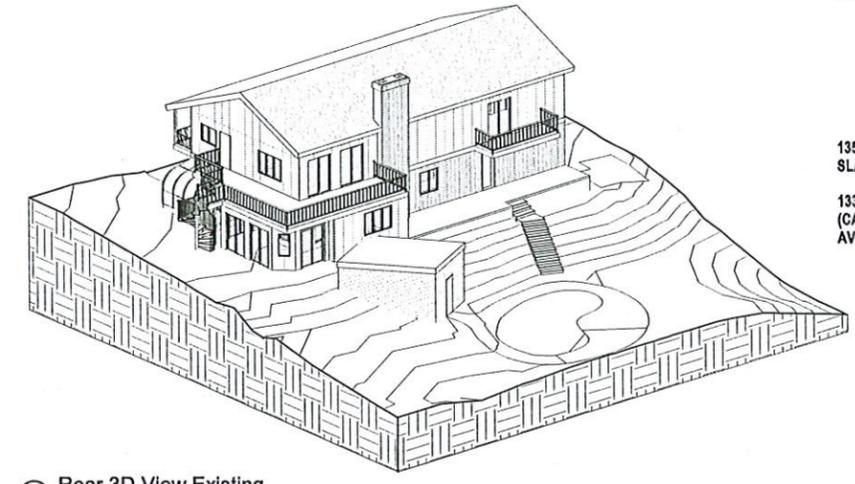
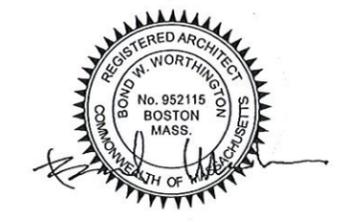
# GROUP DESIGN BUILD

PROJECT: **201905**  
**6 Country Lane**

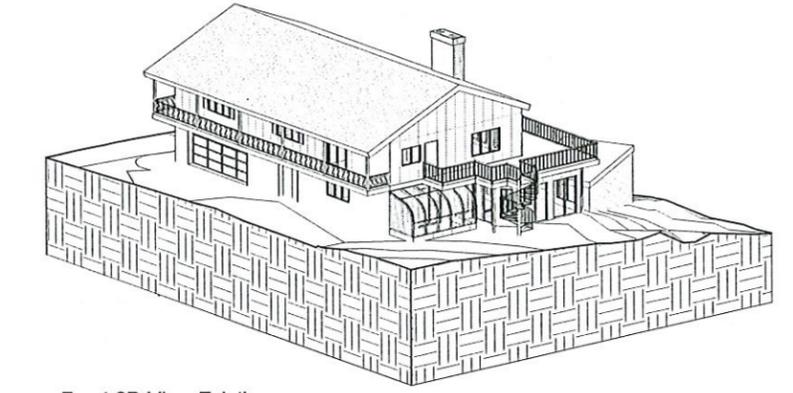
PROJECT ADDRESS: 6 Country Lane  
Winchester, MA 01890

ARCHITECT: Group Design Build Inc  
30 Quincy Street  
Somerville MA 02143

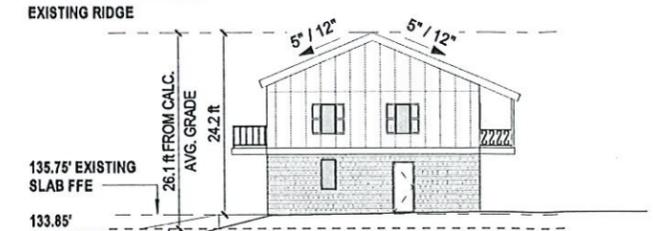
GC:



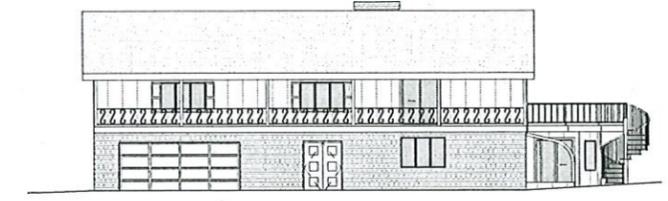
**A2** Rear 3D View Existing



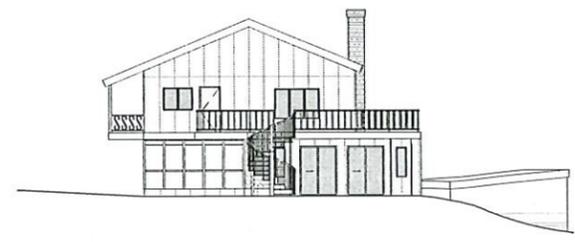
**A1** Front 3D View Existing



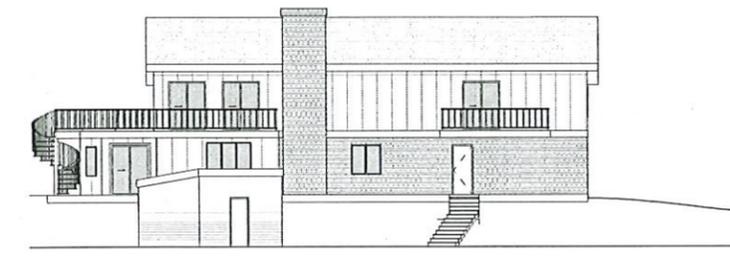
**E5** EXISTING NORTH ELEVATION  
1/16" = 1'-0"



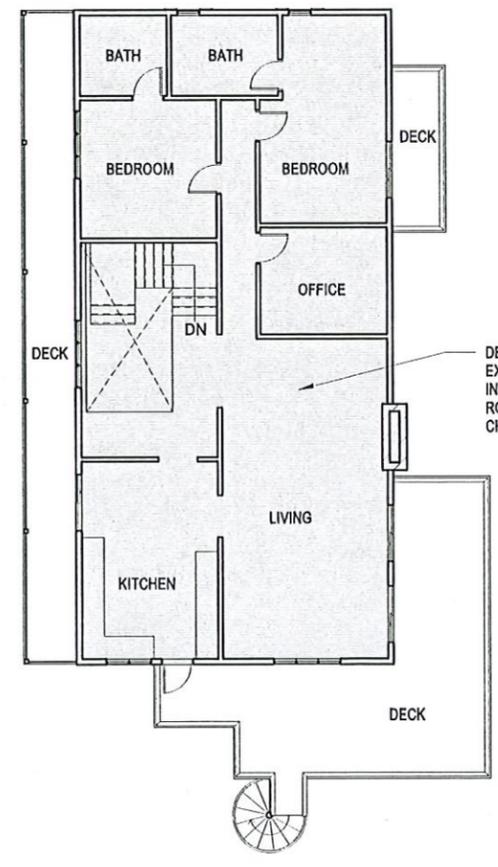
**E6** EXISTING WEST ELEVATION  
1/16" = 1'-0"



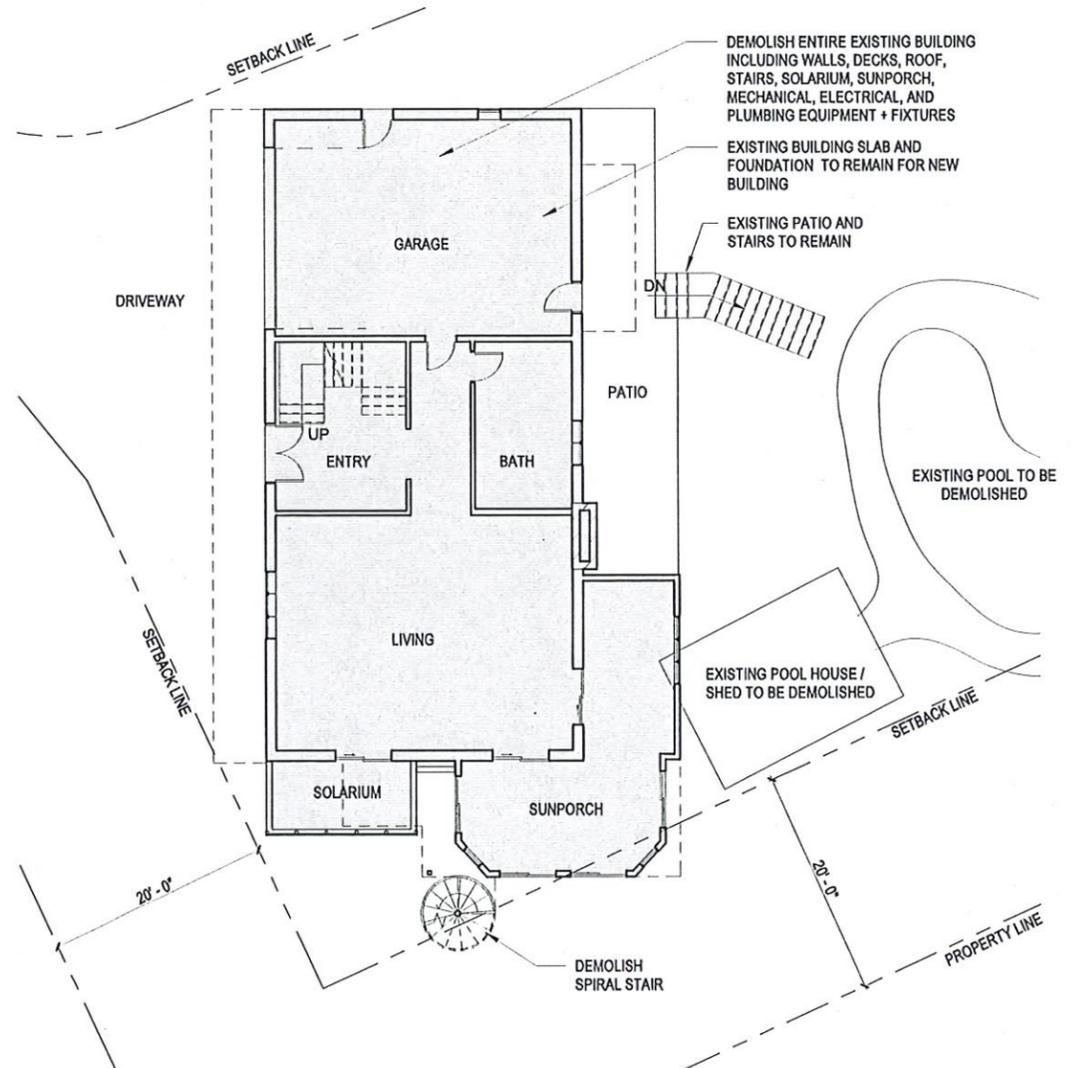
**E3** EXISTING SOUTH ELEVATION  
1/16" = 1'-0"



**E4** EXISTING EAST ELEVATION  
1/16" = 1'-0"



DEMOLISH ENTIRE EXISTING BUILDING INCLUDING WALLS, DECKS, ROOF, STAIRS, AND CHIMNEY



DEMOLISH ENTIRE EXISTING BUILDING INCLUDING WALLS, DECKS, ROOF, STAIRS, SOLARIUM, SUNPORCH, MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT + FIXTURES

EXISTING BUILDING SLAB AND FOUNDATION TO REMAIN FOR NEW BUILDING

EXISTING PATIO AND STAIRS TO REMAIN

EXISTING POOL TO BE DEMOLISHED

EXISTING POOL HOUSE / SHED TO BE DEMOLISHED

DEMOLISH SPIRAL STAIR

MARK	DATE	DESCRIPTION

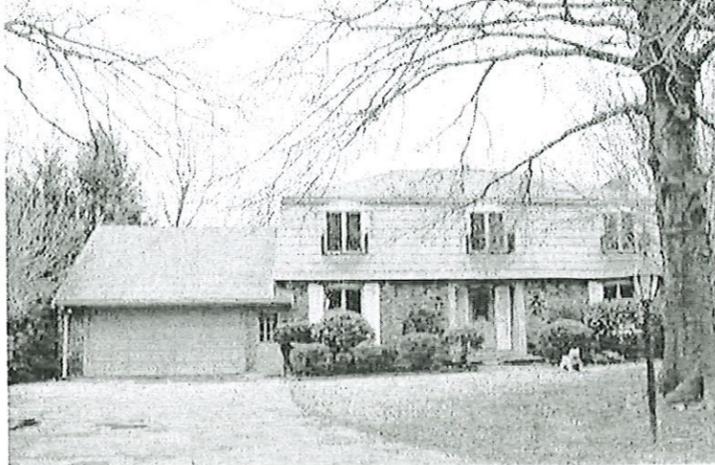
COPYRIGHT: GROUP DESIGN BUILD INC  
7/16/2020 6:36:55 PM

## EXISTING CONDITIONS / DEMO PLANS D.101

# GROUP DESIGN BUILD



20 SWAN RD @ SWAN RD & COUNTRY LANE INTERSECTION



4 COUNTRY LANE

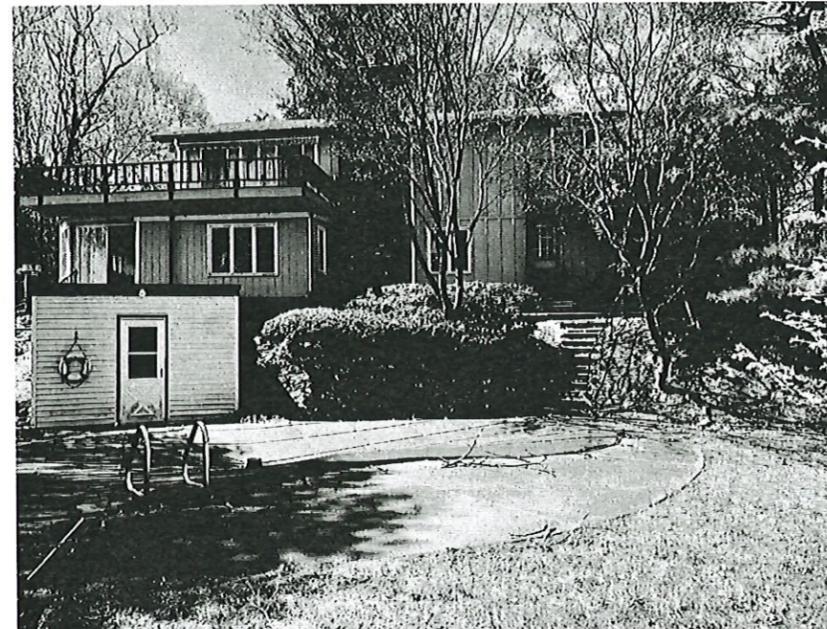


26 SWAN RD @ SWAN RD & COUNTRY LANE INTERSECTION

## NEIGHBORING PROPERTIES



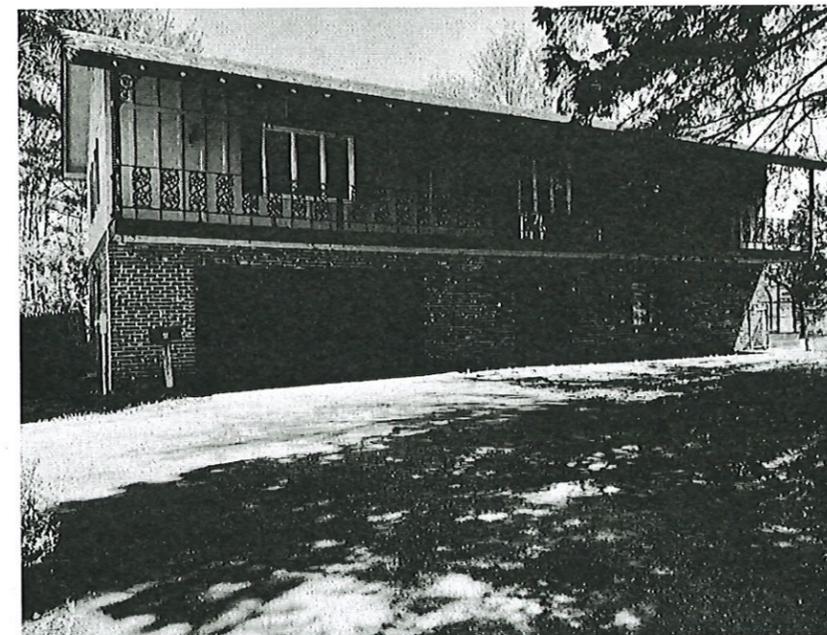
6 COUNTRY LANE SOUTH WEST AERIAL VIEW



6 COUNTRY LANE EAST FACADE



6 COUNTRY LANE SOUTH FACADE



6 COUNTRY LANE WEST FACADE

PROJECT: **201905**  
**6 Country Lane**

PROJECT ADDRESS: 6 Country Lane  
Winchester, MA 01890

ARCHITECT: Group Design Build Inc  
30 Quincy Street  
Somerville MA 02143

GC:



MARK	DATE	DESCRIPTION

COPYRIGHT: GROUP DESIGN BUILD INC  
7/16/2020 6:36:56 PM

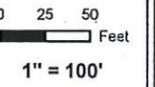
EXISTING PHOTOS

D.102

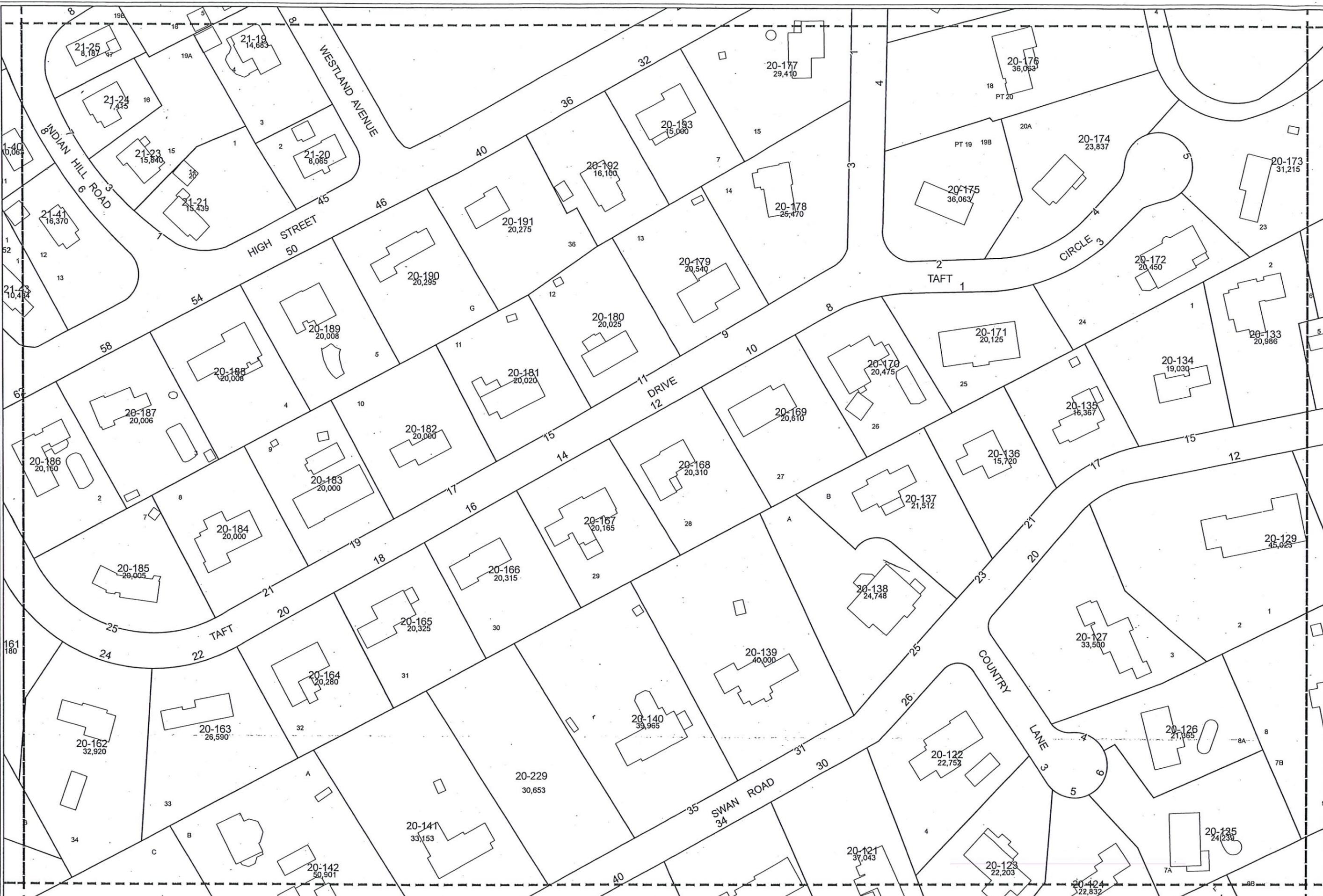


Legend

- Parcel Number
- Sublot Number
- Partial Area (Square Feet)
- Address
- STREAM
- RAILROAD
- LAKE, POND, RIVER
- WET AREA



99	100	101
111	112	113
122	123	124



**Gill, Suzanne**

---

**From:** Szekely, Brian  
**Sent:** Monday, August 10, 2020 1:10 PM  
**To:** John Stevens; Arthur Kreiger  
**Cc:** Planning Board; Gill, Suzanne  
**Subject:** RE: Suggested Town Meeting articles proposing amendments to the Zoning ByLaw

Hello Suzanne,  
Please print the email below for the Planning Board's meeting on AUGUST 18, next Tuesday.

John,  
The Planning Board will review your articles and will determine if any of these amendments would be sponsored by them. After that review on AUGUST 18, we can make suggested edits or take it over from there.

Best,  
Brian Szekely  
Town Planner  
71 Mt. Vernon Street  
Winchester, MA 01890  
bszekely@winchester.us

---

**From:** John Stevens [mailto:john\_h\_stevens@hotmail.com]  
**Sent:** Sunday, August 9, 2020 8:46 PM  
**To:** Szekely, Brian; Arthur Kreiger  
**Cc:** vonMering, Heather  
**Subject:** Suggested Town Meeting articles proposing amendments to the Zoning ByLaw

Lady, Gentleman, and Counsel,

Following below are drafts of articles I would like to propose for presentation to the fall, 2020, Town Meeting. All relate to that portion of the "North Core" of the CBD west of Main Street.

All of the articles propose amendments to the zoning bylaw. I assume that the zoning bylaw is only bylaw which will require amendment to achieve the purposes of the proposed amendments. If I am not correct in that regard, please let me know.

All of the articles proposed relate in one way or another to that portion of the North Core of the CBD which is west of Main Street. Proposed article #1 seeks to eliminate the "Planned Unit Development" districts which are permissible under the current bylaw. The remaining articles proposed would reduce height limits on the West Side of Main Street in one way or another.

In all cases, the proposed articles refer to the maps in section 7.3 of the bylaw. My thought is that this method is the most understandable way, at least to me, in which to set forth the amendments I propose.

Whether or not use of maps alone is permitted, I plan to attach a copy of the relevant map to each petition so that anyone consulted about signing the petitions proposed will have the opportunity to see how the proposed amendment will apply in practice.

If I use map references alone, I may be missing sections of the bylaw (other than maps) which would now require amendment to conform to the changes to the maps. I will look more carefully at section 7.3. There do appear to be some written descriptions of height limits other than those found on map 7.3.1, e.g. in the description of each section of the CBD. Should I include a specific reference to each of those?

Compared to the petition language I proposed for spring, 2020, Town Meeting, I have limited the language below to a statement of the amendment requested without going into collateral explanations (which only got me into trouble last round). I will limit those comments to my subsequent statement in support.

1. **Removing "Planned Unit Development Districts" from that area of the North Core (of the CBD) west of Main Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.3, "Planned Unit Development Districts" (and all other sections of the Bylaw to conform to the proposed amendment) by removing from the areas which permit PUD's in that section of the "North Core" (of the CBD) which is west of Main Street, or taking any other action in relation thereto.
2. **Reducing "By Right" Heights in that area of the North Core (of the Central Business District) west of Main Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.2, "By Right Heights" (and all other sections of the Bylaw similarly to conform to this proposed amendment) by reducing the height permitted by right from forty-five to forty feet in that section of the "North Core" (of the CBD) which is west of Main Street, or taking any other action in relation thereto.
3. **Reducing "Special Permit" Heights in that area of the North Core (of the CBD) west of Main Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.2, "By Special Permit" (and all other sections of the Bylaw similarly to conform to this proposed amendment) by reducing the height permitted "with special permit" from sixty-five to sixty feet, and "with special permit parking" from sixty six to sixty one feet, in that section of the "North Core" area of the CBD which is west of Main Street, or taking any other action in relation thereto.
4. **Revising the boundaries of the North Core (of the CBD) to remove from the North Core that area north and west of Elm Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.1, "Center Business District" (and all other sections of the Bylaw similarly to conform to the proposed amendment) by transferring from the "North Core" section of the "Central Business District" to the "Town Common" section" of the CDB" that area which is west and north of Elmwood Street, or take any other action in relation thereto.
5. **Revising the boundaries of the North Core (of the CBD) by moving to the Town Common section of the CBD that area of the North Core to the west of Main Street.** Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.1, "Center Business District" (and all other sections of the Bylaw similarly to conform to the proposed amendment) by transferring from the "North Core" section

of the "Central Business District" to the "Town Common" section of the CDB that area which is west and north of Elmwood Street, or take any other action in relation thereto.

Thank you very much for your help. Please let me know if you have any questions or comments. I look forward to hearing from you.

John 781-729-3404 (cell 617-875-3905)  
Main Street to the Pond . . .  
First Congo to the condos . . .  
Respect the Wedge!

---

**From:** John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>  
**Sent:** Wednesday, August 5, 2020 8:52 AM  
**To:** 'Szekely, Brian' <[bszekely@winchester.us](mailto:bszekely@winchester.us)>; Arthur Kreiger <[AKreiger@AndersonKreiger.com](mailto:AKreiger@AndersonKreiger.com)>  
**Cc:** vonMering, Heather <[hvonmering@winchester.us](mailto:hvonmering@winchester.us)>  
**Subject:** Re: Citizen's Petition re Amending Zoning ByLaw

Gentlemen,  
August 18 works for me, Brian. Thank you for suggesting that date - gives me two weekends to get it together - both the petition language and the brief in support. Art, I will email to you over this weekend the "final" versions of the petitions I expect to propose. My thanks to both of you for working to keep me on the straight and narrow.  
John

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Arthur Kreiger <[AKreiger@AndersonKreiger.com](mailto:AKreiger@AndersonKreiger.com)>  
**Sent:** Wednesday, August 5, 2020 8:21:10 AM  
**To:** 'Szekely, Brian' <[bszekely@winchester.us](mailto:bszekely@winchester.us)>; John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>  
**Cc:** vonMering, Heather <[hvonmering@winchester.us](mailto:hvonmering@winchester.us)>  
**Subject:** RE: Citizen's Petition re Amending Zoning ByLaw

OK with me, and I'll talk to John in the meantime.

Art

---

**From:** Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)>  
**Sent:** Tuesday, August 4, 2020 1:51 PM  
**To:** John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>; Arthur Kreiger <[AKreiger@AndersonKreiger.com](mailto:AKreiger@AndersonKreiger.com)>  
**Cc:** vonMering, Heather <[hvonmering@winchester.us](mailto:hvonmering@winchester.us)>  
**Subject:** Re: Citizen's Petition re Amending Zoning ByLaw

Our next meeting in August is on the 18th. Should I put you on the agenda?

---

**From:** John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>  
**Sent:** Tuesday, August 4, 2020 1:13:51 PM

To: Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)>; Arthur Kreiger <[AKreiger@AndersonKreiger.com](mailto:AKreiger@AndersonKreiger.com)>

Cc: vonMering, Heather <[hvonmering@winchester.us](mailto:hvonmering@winchester.us)>

Subject: Citizen's Petition re Amending Zoning ByLaw

Brian,

I have not heard from Art . . . perhaps he has spoken with you or is on vacation. At any rate, I will try to put together the appropriate language for the amendments I propose even without his input (although I would prefer to have his opinion). I would also ask you to look at my proposals once I have more details on paper.

If possible, I (think I) would like to present at the second Planning Board meeting in August.

Unfortunately, I was not able to find a list of meeting dates. Are you able to help in that regard?

The amendments I expect to propose will apply only to that part of the North Core which is west of Main Street - and will so state. The purpose of each, in general, will be to reduce the height and density of construction allowed - both of right and by special permit. Of the amendments I expect to propose, none would be any more limiting than what is now allowed in the Museum District (except a PUD) and/or the Town Common.

Thank you very much for your help. Please let me know if you have any questions or comments. I look forward to hearing from you.

John 781-729-3404 (cell 617-875-3905)

Main Street to the Pond . . .

First Congo to the condos . . .

Respect the Wedge!

---

From: Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)>

Sent: Monday, July 27, 2020 11:22 AM

To: John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>; Arthur Kreiger <[AKreiger@AndersonKreiger.com](mailto:AKreiger@AndersonKreiger.com)>

Cc: vonMering, Heather <[hvonmering@winchester.us](mailto:hvonmering@winchester.us)>

Subject: RE: Citizen's Petition re Amending Zoning ByLaw

Art,

What should be the course of action here? I was under the impression that John and the neighborhood were approaching the Planning Board to see if they wanted to take on the petition as a PB article. If that is the case, we would all work together to get this over the finish line. If, after a presentation by John, the Planning Board was not willing to take this on, we can go from there.

Art, what do you think?

Best,

Brian Szekely

Town Planner

71 Mt. Vernon Street

Winchester, MA 01890

[bszekely@winchester.us](mailto:bszekely@winchester.us)

---

From: John Stevens [[mailto:john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)]

Sent: Monday, July 27, 2020 11:17 AM

To: Szekely, Brian; Arthur Kreiger  
Cc: vonMering, Heather  
Subject: Citizen's Petition re Amending Zoning ByLaw

Brian,  
Whew!!! Here I thought I had to collect signatures in this heat and humidity.  
Obviously the mistake is mine.  
I had understood the deadline was forty five days before September 21.  
Instead Septebmer 21 WAS the deadline.  
August 11 gives me two weekends but . . .  
Who knows what will be on the honey do list in the meantime?  
If I recall correctly, sometimes, I do, there are at least two PB meetings in August.  
If so, the second meeting would be the better one I think especially if . . .  
As Mark Twogood suggested, I may consult with both you and Art Krieger re the petition language.  
Is that something that you and/or Art think is appropriate in advance of signed petition?  
Thank you very much for your quick reply.  
Please let me know if you have any questions or comments.  
I look forward to hearing from you and/or Art.

John 781-729-3404 (cell 617-875-3905)  
Main Street to the Pond . . .  
First Congo to the condos . . .  
Respect the Wedge!

---

From: Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)>  
Sent: Monday, July 27, 2020 9:35 AM  
To: John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>; Arthur Kreiger <[AKreiger@AndersonKreiger.com](mailto:AKreiger@AndersonKreiger.com)>  
Cc: vonMering, Heather <[hvonmering@winchester.us](mailto:hvonmering@winchester.us)>  
Subject: RE: Citizen's Petition re Amending Zoning ByLaw

Hi John,  
Sep 21<sup>st</sup> is the deadline, which is 45 days before Town Meeting, not the August 6<sup>th</sup> date you referenced below. The PB will be meeting on August 11<sup>th</sup>. Will you be ready to come to the meeting then to discuss if the PB will take these on?

Best,  
Brian Szekely  
Town Planner  
71 Mt. Vernon Street  
Winchester, MA 01890  
[bszekely@winchester.us](mailto:bszekely@winchester.us)

---

From: John Stevens [[mailto:john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)]  
Sent: Thursday, July 23, 2020 12:05 PM  
To: Szekely, Brian; Arthur Kreiger  
Subject: Citizen's Petition re Amending Zoning ByLaw

Gentlemen,

I understand that the period within which to submit citizen's petitions for Fall Town Meeting expires August 6, 2020, i.e. forty-five days before the start of town meeting on September 21). Considering the relatively short time-line, I am interested in putting the proposals below on the petition form as soon as possible. And of course, thereafter I will still have to collect signatures.

Please let me know whether you are able now to review the language I use below. If so, please let me know when we might discuss. If you do not expect to be able to do so reasonably in advance of August 6, please let me know.

Thank you very much for your help. Please let me know if you have any questions or comments. I look forward to hearing from you.

Cordially yours,

John H. Stevens

Attorney at Law

44 Vine Street

Winchester, MA 01890

781-729-3404 (cell 617-875-3905)

---

**From:** John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>

**Sent:** Monday, July 20, 2020 11:21 AM

**To:** Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)>; Arthur Kreiger <[AKreiger@AndersonKreiger.com](mailto:AKreiger@AndersonKreiger.com)>

**Subject:** Citizen's Petition re Amending Zoning ByLaw

Brian,

From the email chain below, you will note the suggestion that I consult you and Attorney Krieger re the citizen's petitions (yes, plural!) for bylaw amendments applicable to areas within the North Core, i.e. 1) PUD's, 2) height limits, and 3) boundaries of the North Core.

As to the form of the drafts I have proposed, the most understandable (and least complicated, at least to me) way in which to set forth the amendments I propose is to use the bylaw maps even though, if Town Meeting adopts any of these amendments, there are written sections of the bylaw which would now require changes.

If the foregoing methodology is acceptable, I would attach a copy of the relevant map to each petition so that anyone consulted about signing the petition will have the opportunity to see how the proposed amendment will apply in practice.

Compared to the petition language I used earlier, I have limited the language below to a statement of the amendment requested without going into collateral explanations (which only got me into trouble last round).

### **PUD**

Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.3, "Planned Unit Development Districts" (and all other sections of the Bylaw similarly to conform to the proposed amendment) by removing from the areas which permit PUD's that area in the North Core of the CBD which is west of Main Street, or take any other action in relation thereto.

### **By Right Heights**

Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.2, "By Right Heights" (and all other sections of the Bylaw similarly to conform to this proposed amendment) by reducing the height permitted by right from forty-

five to forty feet in that area of the North Core of the CBD which is west of Main Street, or take any other action in relation thereto.

**Amendment of North Core Boundaries**

Citizen's Petition to Town Meeting, Fall 2020. To see if the Town will vote to amend the Winchester Zoning Bylaw, in particular, map 7.3.1, "Central Business" (and all other sections of the Bylaw similarly to conform to the proposed amendment) by removing from the North Core of the CBD that area which is west and north of Elmwood Street, or take any other action in relation thereto.

Thank you very much for your help. Please let me know if you have any questions or comments. I look forward to hearing from you.

John Stevens 781-729-3404 (cell 617-875-3905)  
Main Street to the Pond . . .  
First Congo to the condos . . .  
Respect the Wedge!

---

**From:** John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>  
**Sent:** Friday, July 17, 2020 5:18 PM  
**To:** Lannon, Mary Ellen <[melannon@winchester.us](mailto:melannon@winchester.us)>  
**Cc:** Wong, Lisa <[lwong@winchester.us](mailto:lwong@winchester.us)>; Twogood, Mark <[mtwogood@winchester.us](mailto:mtwogood@winchester.us)>; Cafarella, Jennifer <[jcafarella@winchester.us](mailto:jcafarella@winchester.us)>  
**Subject:** Re: Citizens Petition Blank

Mark,  
I was thinking I should consult with both - and now I certainly will. Thank you.  
John

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>  
**Sent:** Friday, July 17, 2020 5:15:35 PM  
**To:** Lannon, Mary Ellen <[melannon@winchester.us](mailto:melannon@winchester.us)>  
**Cc:** Wong, Lisa <[lwong@winchester.us](mailto:lwong@winchester.us)>; Twogood, Mark <[mtwogood@winchester.us](mailto:mtwogood@winchester.us)>; Cafarella, Jennifer <[jcafarella@winchester.us](mailto:jcafarella@winchester.us)>  
**Subject:** Citizens Petition Blank

Mary Ellen,  
Thank you.  
The time will pass only too quickly!

John 781-729-3404 (cell 617-875-3905)  
Main Street to the Pond . . .  
First Congo to the condos . . .  
Respect the Wedge!

---

**From:** Lannon, Mary Ellen <[melannon@winchester.us](mailto:melannon@winchester.us)>  
**Sent:** Friday, July 17, 2020 2:35 PM  
**To:** John Stevens <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>  
**Cc:** Wong, Lisa <[lwong@winchester.us](mailto:lwong@winchester.us)>; Twogood, Mark <[mtwogood@winchester.us](mailto:mtwogood@winchester.us)>; Cafarella, Jennifer <[jcafarella@winchester.us](mailto:jcafarella@winchester.us)>  
**Subject:** RE: Citizens Petition Blank

That's correct. I will certify the signatures once Jenn receives it officially.

The deadline to submit warrant articles by MGL is 45 days prior to the Date of the Town Meeting which this fall is

**MONDAY, SEPTEMBER 21, 2020** to Town Manager's Office.

MaryEllen

---

**From:** John Stevens [[mailto:john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)]  
**Sent:** Friday, July 17, 2020 2:32 PM  
**To:** Lannon, Mary Ellen <[melannon@winchester.us](mailto:melannon@winchester.us)>  
**Cc:** Wong, Lisa <[lwong@winchester.us](mailto:lwong@winchester.us)>; Twogood, Mark <[mtwogood@winchester.us](mailto:mtwogood@winchester.us)>; Cafarella, Jennifer <[jcafarella@winchester.us](mailto:jcafarella@winchester.us)>  
**Subject:** Re: Citizens Petition Blank

Mary Ellen,  
I very much appreciate your quick response..  
Now all I have to do is draft the petition language more carefully.  
Attorney Krieger was quite right to reject my first attempt.  
Once I have the necessary signatures, I file the petition with Jenn (I think).  
And thank you all for your service with the Town.

John 781-729-3404 (cell 617-875-3905)  
Main Street to the Pond . . .  
First Congo to the condos . . .  
Respect the Wedge!

---

**From:** Lannon, Mary Ellen <[melannon@winchester.us](mailto:melannon@winchester.us)>  
**Sent:** Friday, July 17, 2020 2:17 PM  
**To:** [john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com) <[john\\_h\\_stevens@hotmail.com](mailto:john_h_stevens@hotmail.com)>  
**Cc:** Wong, Lisa <[lwong@winchester.us](mailto:lwong@winchester.us)>; Twogood, Mark <[mtwogood@winchester.us](mailto:mtwogood@winchester.us)>; Cafarella, Jennifer <[jcafarella@winchester.us](mailto:jcafarella@winchester.us)>  
**Subject:** Citizens Petition Blank

Hi John

I got your voicemail. I am attaching the blank citizens petition along with the reference to the Home Rule Charter. Let me know if I can help you with anything more.

As for any legal questions I believe Jennifer and Mark in the Town Manager's Office are working with you and possibly the Town Attorney?.

Good Luck and have a great summer.  
Be safe and well.

ME

MaryEllen Lannon, CMC  
Winchester Town Clerk

State Primary September 1, 2020: (Early Voting: August 22<sup>nd</sup> – 28<sup>th</sup> - Hours TBA)  
Presidential Election November 3, 2020: (Early Voting: Oct 17<sup>th</sup> – 30<sup>th</sup> – Hours TBA)

The Town of Winchester does not discriminate based on race, color, religion, gender, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, or any other legally protected group. The contents of this e-mail, and any attachments, are the property of the Town of Winchester, and are subject to the Public Records Law, M.G.L. c. 66

The Town of Winchester does not discriminate based on race, color, religion, gender, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, or any other legally protected group. The contents of this e-mail, and any attachments, are the property of the Town of Winchester, and are subject to the Public Records Law, M.G.L. c. 66

The Town of Winchester does not discriminate based on race, color, religion, gender, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, or any other legally protected group. The contents of this e-mail, and any attachments, are the property of the Town of Winchester, and are subject to the Public Records Law, M.G.L. c. 66

The Town of Winchester does not discriminate based on race, color, religion, gender, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, or any other legally protected group. The contents of this e-mail, and any attachments, are the property of the Town of Winchester, and are subject to the Public Records Law, M.G.L. c. 66

The Town of Winchester does not discriminate based on race, color, religion, gender, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, or any other legally protected group. The contents of this e-mail, and any attachments, are the property of the Town of Winchester, and are subject to the Public Records Law, M.G.L. c. 66

**Gill, Suzanne**

---

**From:** Szekely, Brian  
**Sent:** Wednesday, July 29, 2020 2:37 PM  
**To:** Gill, Suzanne  
**Subject:** FW: Zoning Bylaw change to Section 3.2.1.4

Hi Suzanne,

Please print the email below and put an item on our agenda for next meeting as "Town Meeting articles" for 30 min.

Best,

Brian Szekely  
Winchester Town Planner  
71 Mt. Vernon Street  
Winchester, MA 01890  
(781) 721-7162  
[bszekely@winchester.us](mailto:bszekely@winchester.us)

---

**From:** Bettencourt, Michael  
**Sent:** Wednesday, July 29, 2020 2:36 PM  
**To:** Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)>  
**Cc:** Mina S. Makarious <[mina@andersonkreiger.com](mailto:mina@andersonkreiger.com)>; Wong, Lisa <[lwong@winchester.us](mailto:lwong@winchester.us)>; Twogood, Mark <[mtwogood@winchester.us](mailto:mtwogood@winchester.us)>; Verdicchio, Susan <[sverdicchio@winchester.us](mailto:sverdicchio@winchester.us)>; Mihelich, Patricia <[pmihelich@winchester.us](mailto:pmihelich@winchester.us)>; Arthur Kreiger <[AKreiger@andersonkreiger.com](mailto:AKreiger@andersonkreiger.com)>  
**Subject:** Re: Zoning Bylaw change to Section 3.2.1.4

Thanks for the clarification, Brian.

Sent from my iPhone

On Jul 29, 2020, at 2:12 PM, Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)> wrote:

Happy to talk further about this. 301-404-8544. As it stands right now, people are not allowed to use their garage of any type of accessory building for a home office. Many people are doing this right now, for obvious reasons. If we can't do an emergency order, then it appears we would have to go through Town Meeting to amend/delete this section. I will bring this up at our next Planning Board meeting. Mina, give me a call anytime if you'd like to chat.

Best,

Brian Szekely  
Winchester Town Planner  
71 Mt. Vernon Street  
Winchester, MA 01890

(781) 721-7162  
[bszekely@winchester.us](mailto:bszekely@winchester.us)

**From:** Mina S. Makarios [\[mailto:mina@andersonkreiger.com\]](mailto:mina@andersonkreiger.com)  
**Sent:** Wednesday, July 29, 2020 1:58 PM  
**To:** Bettencourt, Michael <[mbettencourt@winchester.us](mailto:mbettencourt@winchester.us)>  
**Cc:** Wong, Lisa <[lwong@winchester.us](mailto:lwong@winchester.us)>; Twogood, Mark <[mtwogood@winchester.us](mailto:mtwogood@winchester.us)>;  
Verdicchio, Susan <[sverdicchio@winchester.us](mailto:sverdicchio@winchester.us)>; Mihelich, Patricia <[pmihelich@winchester.us](mailto:pmihelich@winchester.us)>;  
Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)>; Arthur Kreiger <[AKreiger@AndersonKreiger.com](mailto:AKreiger@AndersonKreiger.com)>  
**Subject:** RE: Zoning Bylaw change to Section 3.2.1.4

Hi Mike,

Can you tell me more about the request? Unless there has been a new state law provision passed during the emergency that I'm missing, and I haven't seen any, I do not think the Select Board has the authority to temporarily amend the Zoning Bylaw.

Town Meeting controls the bylaw, and the Planning Board initiates control of the Bylaw. What the Town (through the Town Manager) *can* do is decline to take zoning enforcement or not make it an enforcement priority, but even then an abutter that is aggrieved by a violation of the bylaw could ask AI to enforce, and if AI refuses, they could appeal AI's refusal to the ZBA and the ZBA's decision to Court.

Mina

<image001.png>

**Mina S. Makarios**  
T. 617.621.6525 | F. 617.621.6625  
[Anderson & Kreiger LLP](#) | 50 Milk Street, 21<sup>st</sup> Floor, Boston, MA 02109

This electronic message contains information from the law firm of Anderson & Kreiger LLP which may be privileged. The information is for the use of the intended recipient only. If you are not the intended recipient, note that any disclosure, copying, distribution or other use of the contents of this message is prohibited.

**From:** Bettencourt, Michael <[mbettencourt@winchester.us](mailto:mbettencourt@winchester.us)>  
**Sent:** Wednesday, July 29, 2020 12:30 PM  
**To:** Mina S. Makarios <[mina@andersonkreiger.com](mailto:mina@andersonkreiger.com)>  
**Cc:** Wong, Lisa <[lwong@winchester.us](mailto:lwong@winchester.us)>; Twogood, Mark <[mtwogood@winchester.us](mailto:mtwogood@winchester.us)>;  
Verdicchio, Susan <[sverdicchio@winchester.us](mailto:sverdicchio@winchester.us)>; Mihelich, Patricia <[pmihelich@winchester.us](mailto:pmihelich@winchester.us)>;  
Szekely, Brian <[bszekely@winchester.us](mailto:bszekely@winchester.us)>  
**Subject:** Zoning Bylaw change to Section 3.2.1.4

Hi Mina,

We received a request to temporarily amend Section 3.2.1.4 of the Zoning Bylaw to allow residents to use accessory buildings as home offices. This seems like a good thing to do with an emergency order through the end of the calendar year. We can discuss whether to include the amendment at Fall Town Meeting, too. We would just need simple language for the Board to vote on for our August 3rd meeting.

Happy to discuss further. Brian Szekely is copied here, too.

Mike

**Michael Bettencourt**  
Select Board  
71 Mount Vernon Street  
Winchester, MA 01890

The Town of Winchester does not discriminate based on race, color, religion, gender, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, or any other legally protected group. The contents of this e-mail, and any attachments, are the property of the Town of Winchester, and are subject to the Public Records Law, M.G.L. c. 66

The Town of Winchester does not discriminate based on race, color, religion, gender, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, or any other legally protected group. The contents of this e-mail, and any attachments, are the property of the Town of Winchester, and are subject to the Public Records Law, M.G.L. c. 66