

TOWN OF WINCHESTER

RECEIVED

By Winchester Town Clerk at 3:56 pm, Aug 10, 2022



PUBLIC MEETING NOTICE and AGENDA **REVISED**

Pursuant to MGL Ch. 30A, Sec. 18-25 All meeting notices and agendas must be filed and time stamped by the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays) on www.winchester.us

Board/Committee Name: Board of Appeals
Date: August 18, 2022
Time: 7:00PM
Place: Select Board Meeting Room

Agenda:

- Petition No. 3968 – 6 Wolcott Road (continued from 7/28/22) (Expected to be continued to Sept. 15, 2022)
- Petition No. 3969 – 5 Pilgrim Drive (continued from 7/28/22)
- Petition No. 3970 – 72 Hutchinson Road (aka 468 Mystic Street, Arlington, MA)(continued from 7/28/22)
- Petition No. 3972 – 11 Mystic Avenue
- Petition No. 3973 – 15 Tufts Road (Expected to be continued to Sept. 15, 2022)
- Petition No. 3974 – 26 Johnson Road
- Petition No. 3975 – 34 Oneida Road
- Review minutes
- Discussion – Special Permits for non-conforming structures



CONTINUED TO AUGUST 18, 2022 AT 7:00PM IN THE SELECT BOARD MEETING ROOM

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on THURSDAY, JULY 28, 2022 at 7:00 P.M. in the SELECT BOARD MEETING ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3968 - That of GEORGE and MELISSA NOBLE concerning the property at 6 WOLCOTT ROAD, WINCHESTER, MA. The petitioners are seeking a Special Permit from Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 12,206 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed at the Building Department during regular office hours or on the Board of Appeals web page www.winchester.us



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PETITION NO. 3969 - That of ERIK VAN STRY and SYDNEY TAYLOR SMITH concerning the property at 5 PILGRIM DRIVE, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 4.4.2 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an in-ground swimming pool that will be located closer to the rear property line than permitted as of right. The property is located in the RDA (Single Residence) zoning district and contains 15,835 +/- square feet.

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PETITION NO. 3970 - That of THE WINCHESTER COUNTRY CLUB concerning the property at 72 HUTCHINSON ROAD, WINCHESTER, MA (aka 468 MYSTIC STREET, ARLINGTON, MA). The petitioners are seeking to amend Decision No. 3391, originally heard on May 17, 2005 and filed with the Town Clerk on July 29, 2005 so as to be permitted to make interior renovations of the existing structure to allow for three (3) additional bedrooms. No exterior changes proposed. The property is located in the SCI (Conservancy-Institutional) zoning district and contains 122.4 acres.

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PETITION NO. 3972 - That of DIEGO BELLALTA and ALLISON KANGAS DE BELLALTA concerning the property at 11 MYSTIC AVENUE, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to another building than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 18,684 +/- square feet.

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PETITION NO. 3973 - That of 15 TUFTS ROAD LLC/WILLIAM MAHONEY concerning the property at 15 TUFTS ROAD, WINCHESTER, MA. The petitioner seeks Site Plan Review under Section 9.5.1(6) of the Winchester Zoning By-Law so as to be permitted to construct a new two family dwelling where the total floor area of the two family dwelling will be greater than 3,600 square feet. The property is located in the RG (Single Residence) zoning district and contains 16,107 +/- square feet.

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PETITION NO. 3974 - That of ANNEMARIE and ROBERT COLT concerning the property at 26 JOHNSON ROAD, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right. The property is located in the RDA (Single Residence) zoning district and contains 17,127 +/- square feet.

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PETITION NO. 3975 - That of ALEXANDRA and DOUG MURPHY concerning the property at 34 ONEIDA ROAD, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to side property line than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 8,302 +/- square feet.

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