



**TOWN OF WINCHESTER  
PLANNING BOARD MEETING  
TUESDAY, SEPTEMBER 8, 2020 @ 7:30PM  
REMOTE PARTICIPATION**

Join Zoom Meeting

<https://us02web.zoom.us/j/81882910826?pwd=VGpBTUF2SU83OXBSa3U0S0NLQkxvUT09>

Meeting ID: 818 8291 0826

Passcode: 190995

Join by phone

1 301 715 8592 US

Meeting ID: 818 8291 0826

Passcode: 190995

	<b>BUSINESS</b>
7:30PM	Open Planning Board Meeting, Lochwan Subdivision Public Hearing
8:15PM	Updates and Approval of minutes
8:30PM	Fall Town Meeting Articles
9:15PM	Initial Waterfield RFP Evaluations
10:00PM	Adjourn

	<b>CORRESPONDENCE</b>
	None

	<b>2020 MEETINGS</b>
Tuesday Sept. 15	7:30PM Planning Board Meeting, REMOTE PARTICIPATION



**September 8, 2020**

**Dear Fellow Members of the Winchester Planning Board (“PB”),**

As discussed, to minimize our time dedicated to Updates in our meetings, I wanted to provide you a written update on the ongoing efforts of the Capital Planning Committee on which I sit as a representative of our Board.

This year, there have been \$1.93 million dollars (‘M’) in requests to be used from the Building Stabilization Fund (with \$1.72M available using the standing reserve policy), \$3.184M in requests to be used from the Capital Stabilization Fund (with \$2.43M available using the standing reserve policy), \$7.26M requests to be used from the Water and Sewer Enterprise Fund, and \$110 thousand dollars (“K”) requests to be used from the Cemetery Trust Fund.

It has become apparent that many of these requests are for engineering and/or studies for future projects with large financial implications. These projects’ costs well exceed the financial ability of the yearly funds available through Capital and Building Funds. In response, the Select Board met with members of Capital and discussed an override to include the Muraco Area Culvert, Muraco Elementary School’s Electrical Load Testing and Design, and Muraco Elementary School’s Roof Testing and Design. There was a nonbinding vote (4-0 with 1 member absent) of the Select Board to request an Override to the voting public for their consideration for these three projects. The timing of this ballot question is unclear but I anticipate that it will be no earlier than Spring of 2021.

**Muraco Culvert** – This is the last project remaining as part of the Town’s comprehensive Flood Mitigation Work. It will bring a large portion of the area around Muraco out of the Flood Plain  
(\$7M-9M estimate)

**Muraco Elementary School Items** – Muraco is on the radar and in queue to be replaced but is not immediate and requires repairs to the electrical and roofing system. These two projects, along with some minor ones, will help sustain Muraco until it is ready for replacement. I have been informed that the intention of the life span of the repairs would last 10 years.

Electrical \$865K-900K  
Roof \$235-2.5M

*\* Projects that potentially impact Historical Resources*

1

However, as part of this discussion, a handful of other projects and how they would be funded after engineering/design is complete were not discussed. This includes but is not limited to McCall Masonry Restoration, Parkhurst Electrical, Ambrose Roof, and the Transfer Stations Repairs, Maintenance and Upgrades. There are also projects for which funds have not yet been requested but are expected, such as the McCall Turf Replacement and Lincoln School Hardscape and Drainage Repair.

**McCall Middle School Masonry Restoration \*** – The historical front of the McCall School is seeing a degradation of the flashing and precast work of the front façade and balustrade.

(\$750,000 plus estimate)

**Parkhurst Electrical** – Parkhurst electrical currently does not meet code nor the needs of any of the proposed future and current uses of the building.

(\$170,000 estimate)

**Ambrose Roof** – The roof at Ambrose is seeing leaks and is outside the warranty period.

(\$700,000 estimate)

**Transfer Station** – The transfer station buildings, electrical, paving and conveyer belt require attention at this time. The Select Board currently do not have the fees set to cover the large maintenance items and upgrades needed at this site. They have a meeting on September 14<sup>th</sup> to discuss the overall Transfer Station usage.

(\$1M plus estimate)

**McCall Turf Replacement** – The McCall Turf is reaching the end of its life cycle and will require replacement.

(\$1.13 as per Fields Master Plan)

**Lincoln School Hardscape and Drainage Repair \*** - The flatwork needs to be replaced, the subsurface addressed, and the drainage/slope of the site modified.

(TBD)

At our last week Wednesday meeting, Capital Planning voted to move forward with recommending the following projects from the *Building Stabilization Funds* available:

- Muraco Roof Testing/Schematic
- Fire Department Buildings' Projects
- Muraco electrical Load Testing/Design
- McCall Masonry Design/Restoration Schematic \*
- Tow Hall HVAC Engineering
- Fire Alarm of Town Hall and DPW
- Town Hall Flooring Replacement (Phase 1 & 2) – Lower Level
- Stable Replacement Engineering at DPW \*

At our last week Wednesday meeting, Capital Planning agreed to recommend the following projects from the *Capital Stabilization Funds* available:

- ADA Projects 1
- Public Safety Radio System (year 4)
- Roads and Sidewalks
- A portion of a 2-year savings for Engine 3 Replacement
- Muraco Culvert Engineering
- DPW Generator Replacement Engineering
- Main Street Bridge Railing \*
- Police Chief Vehicle Replacement
- 4 Wheel Drive Truck with Plow

Capital Planning may change these recommendations prior to Town Meeting. However, there is still a small amount of funds available for both Building and Capital Stabilization Projects and how those funds are recommended to be allocated will most likely be determined in our meeting tomorrow, Wednesday September 9, 2020. Projects up for consideration are:

**Building Stabilization**

- Parkhurst Engineering Study/Wiring
- Ambrose Roof Design
- Town Hall Window Engineering \*
- Wright Locke Farm Fire Suppression System \*
- Mystic School Heating Engineering

\* *Projects that potentially impact Historical Resources*

**Capital Stabilization**

- 4 Wheel Drive Truck with Plow/Liftgate
- Ridge Street Traffic Improvements
- Transfer Station Upgrades
- Roads & Sidewalks (Additional Funding)
- Highland Ave traffic Improvements (Engineering and Implementation)
- CBD Street Improvement Study \*
- Leonard Filed Playground
- 4 Wheel Drive Truck with Plow
- Westland Ave Traffic Improvements
- Articulating Boom Lift
- ADA Projects (Additional Funding) \*
- Ginn Field – Dugouts

As few of these projects are still under consideration, I felt important to update the Planning Board and bring to your attention:

**CBD Street Improvement Study \*** – This is a request coming from the Town Manager’s Office. It is to request engineering funds to review street, sidewalk, and river walk improvements to the downtown center business district area. The focus is on Main and Thompson Streets with the consideration of raised crosswalks, permanent solution to outdoor dining possibilities, and landscape improvements to the walkway between Main and Waterfield Road. This is only for a civil engineer/landscape architect. I believe it will provide the PB a good wealth of information for the work that we do as the SPGA and in our recommendations to the Town Meeting. However, it is unclear on the funding source to support the Town’s portion of the implementation (outside of the permitting process). The anticipation is for the application of Grants to help offset these costs, which may fall back upon our Department to manage and implement.

(\$75K)

**Ridge Street Traffic Improvements** – The intersection at the corner of Wright Locke Farm, the Westside Fire Station, and Mullen Field is an intersection that our Board has noted in the past is of high concern. It also offers a good opportunity for the activation of the spaces safely that surround it. The concern noted by some members of Capital is the cost surrounding the repair of this intersection, when balanced among all of the other projects, may place this further out in time than PB members would desire.

(\$75K)

*\* Projects that potentially impact Historical Resources*

**Highland Ave traffic Improvements** – This is the engineering and installation of 13 medians along Highland Ave between Mount Vernon Street and Forest Street. There has been very little public input and the Planning Board has not reviewed this proposal. It came to Capital through Engineering from a corridor study completed by Toole last Fall. This does not include the intersection of Forest Street and Highland Ave, which Toole recommended being addressed. The recommendation from Engineering is to focus on other areas and address this intersection at a later date in time.

(\$160K)

**Westland Ave Traffic Improvement** – This is the reworking of the intersection of Westland and Johnson, across from Nutile Field. This project supports the Safe Routes to School.

(\$160K)

Thank you so much for your time and as always, I wish you all the best.

Respectfully,



Heather R. von Mering, Chair  
Winchester Planning Board

CC: Historical Commission, Chair  
Design Review Commission, Chair



**TOWN OF WINCHESTER  
MIDDLESEX COUNTY, MASSACHUSETTS  
PLANNING BOARD  
TOWN HALL  
WINCHESTER, MASSACHUSETTS 01890  
Phone: 781-721-7162 Fax: 781-721-7166**

The Winchester Planning Board will hold a *remote* PUBLIC HEARING on TUESDAY, September 8, 2020 at 7:30 PM on the following matter:

Definitive Subdivision—That of Lochwan LLC (Marchionda & Associates) concerning parcels of land at the end of Loring Court and Lochwan Street located on Map 13, Lot 293, Book 24729, Page 421 within the town of Winchester, MA. The applicant seeks approval of a subdivision plan to create 3 buildable lots which will front along Loring Court, where currently 1 commercial building is located.

For further information contact the Winchester Town Planner at 781-721-7162 or at ([bszekely@winchester.us](mailto:bszekely@winchester.us)) for related plans, maps, and texts.

Heather von Mering, Winchester Planning Board



# TOWN OF WINCHESTER

## OFFICE OF THE PLANNING DEPARTMENT

BRIAN SZEKELY  
TOWN PLANNER

71 Mount Vernon Street  
Winchester, MA 01890

September 8, 2020

DEFINITIVE SUBDIVISION

LORING CT/LOCHWAN ST

Petitioner seeks a definitive subdivision to create 3 buildable residential lots from a single commercial lot, where a large rug cleaning facility is currently located. The parcel was rezoned from light industrial (IL) to residential (RG-6.5) in 2018. Subsequently, this is the first proposal to finish rounding off the cul-de-sac and building out the subdivision similar to the south side of Loring Court. The intention of the rezoning was to promote the type of residential Uses that are proposed for the site. Currently, only the southern portion of the cul-de-sac is built. The Applicant aims to create 3 single family homes, 1 on each of 3 lots. Due to curvature of the cul-de-sac, reduced frontage is allowed-by-right. See the other list of waivers below.

### PLAN CONTENTS *with comments*

6.4.1 Cover Sheet: *No issues*

6.4.2 Existing Conditions Plan: *No issues, a waiver of the requirement to provide topography within a 200' radius of the property makes sense here. Almost no re-grading is planned as the site is flat, with only pavement being taken up and more area for recharge, in addition to the infiltration systems that are planned for the site. I defer to the Engineering Dept if we disagree.*

6.4.3 Lot Layout Plan: *Utility Easement should be 15'*

6.4.4 Grading, Drainage, and Utility Plan: *No grading plan submitted. Need to confirm if no grading is proposed.*

6.4.5 Street Plan and Profile: *No profile of road submitted, only the plan. Any proposed street trees? I believe several should be planted*

6.4.6 Sedimentation and Erosion Control Plan. *No issues*

6.4.7 Landscaping Plan. *None provided as no landscaping is planned. A plan should be provided showing proposed plantings, including street trees and trees/shrubs on private property.*

6.4.8 Details: *No issues*

**WAIVERS SOUGHT** *with comments*

1. Environmental and Community Impact Analysis

*The proposed Use would have a less environmental impact than the current Use, but some information related to the current potential environmental contamination would be useful. Are there any associated documents or studies that could be provided by the Applicant without doing a whole new study? The proposed Use is compatible with the existing community and is preferred when compared with other potential Uses. Construction times should be written into the decision as a condition.*

2. Natural Environment-*No issues*

3. Man-made Environment-*Examples of houses that Mr. Murray has built could be put into the package as a reference.*

4. Public Services-*No issues*

5. Aesthetics-*A landscaping plan should be provided that includes thoughtful choices of native trees and other plantings.*

6. Planning-*No issues*

7. Traffic Impact Study-*No issues*

**OUTSTANDING QUESTIONS**

1. What is to happen to the access point on Lochwan Street? What is it to be used for?

2. A Road Maintenance Agreement should be pursued similar to what was recently done on Locke Street.



TOWN OF WINCHESTER  
 MIDDLESEX COUNTY, MASSACHUSETTS  
 PLANNING BOARD  
 TOWN HALL  
 WINCHESTER, MASSACHUSETTS 01890  
 Phone: 781-721-7162 Fax: 781-721-7166

RECEIVED  
 WINCHESTER ENG DEPT.

2020 JUL 20 AM 11:10

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section 6, 2.

Date: July 7, 2020

To the Planning Board:

The undersigned submits the accompanying Definitive Plan of property located in the Town of Winchester for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in the Town of Winchester, Massachusetts.

NAME OF SUBDIVIDER: Lochwan LLC.

ADDRESS: 27 Cambridge Street, Suite 200

PHONE NUMBER: Burlington, MA 01803-4616  
781-273-1000

NAME OF ENGINEER: Paul A. Marchionda, PE 30015

NAME OF SURVEYOR: \_\_\_\_\_

ADDRESS: 18 Lochwan Street

DEED BOOK & PAGE: 51464 517 LAND COURT CERT # \_\_\_\_\_

LOCATION AND DESCRIPTION OF PROPERTY: 18 Lochwan Street

Currently consists of a large building  
and parcel parking area

MORTGAGES AND ENCUMBRANCES: The following are all the mortgages and other liens or encumbrances on the whole or any part of the above described property: (List mortgages, etc. here.)

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The undersigned hereby covenants and agrees with the Town of Winchester upon approval of the Definitive Plan:

1. To construct the ways and install the municipal services as finally approved by the Planning Board.
2. To design and construct the ways and design and install the municipal services in accordance with the Rules and Regulations Governing the Subdivision of Land, Town of Winchester, Massachusetts, with the rules and instructions of the Winchester Board of Health and Water Department and with the Definitive Plan and its accompanying material as finally approved by the Planning Board.
3. At the laying out and acceptance of said ways, all municipal services within the ways will become the property of the Town of Winchester at no cost to the Town, unless otherwise agreed upon.
4. The applicant further agrees to complete all required improvements within two (2) years from the date of approval of the definitive plan by the Board unless the Board approves a different period of time.

This agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the undersigned.

SIGNATURE OF Koko Properties LLC  
OWNER: *[Signature]*

ADDRESS OF  
OWNER: 18 Lochwan Street, Winchester, MA 01890

A CERTIFIED LIST (completed by Assessor's office) with the names and addresses of all the abutters/parties of interest of this subdivision is attached, along with 2 sets of mailing labels.

TOWN CLERK STAMP

BOH STAMP

PLANNING BOARD STAMP



RECEIVED  
WINCHESTER ENG. DEPT.

2020 JUL 21 AM 11:03

7:20 JUL 20 AM 11:17

July 10, 2020

Winchester Planning Board  
71 Mount Vernon Street  
Winchester, MA 01890

RE: Submission of Definitive Subdivision Plan, 18 Lochwan Street

Dear Board Members:

On behalf of Lochwan, LLC we are hereby submitting an application for definitive subdivision approval regarding the property located at 18 Lochwan Street. Our submission consists of the following:

- A completed Form C stamped in by the Town Clerk and Board of Health.
- An application fee in the amount of \$700.00
- Ten 11"x17" sets of plans and two 24" x 36" set of plans
- A copy of the recorded deed.
- Three copies of a Stormwater Management Report
- A calculation of the subdivision perimeter and right-of-way closure prepared by our registered land surveyor.
- Waiver requests

We are requesting a waiver for the following items:

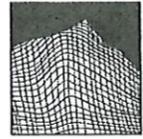
- Environmental and Community impact analysis
- Natural Environment
- Man-made Environment
- Public Services
- Aesthetics
- Planning
- Traffic Impact Study

Below is explained in greater detail why we feel we are exempt from these studies.

**Environmental and Community impact**

a.) *The Environmental and Community Impacts of the proposed Development.*

# Marchionda



& Associates, L.P.

Engineering and  
Planning Consultants

The site currently consists of a large industrial building. The proposal is three single family houses. Loring court is a residential area and adding three lots in place of the building would improve both the community and environment.

*b.) Alternatives to the proposed development.*

Based on the zoning and existing residential area, we feel that subdividing the land into three single family house lots was the best alternative.

*c.) Adverse Impacts that cannot be avoided should the proposed development be implemented.*

The existing site is majority impervious so by removing all the impervious and creating three lots the runoff will be greatly reduced.

*d.) Measures to be used to minimize adverse environmental and community impacts*

Prior to and work erosion control will be in place. A tracking pad will be used at construction entrance.

## **Natural Environment**

*a.) Air and Noise pollution*

The air and noise pollution will be reduced in the proposed state. The industrial building with work vehicles will create more air and noise pollution then three single family house.

*b.) Stormwater Runoff Quantity and Quality*

The Stormwater runoff is reduced in the post state. To further reduce runoff two recharge systems are proposed per lot to accommodate for the roof runoff. The flow patterns are not changing from the existing state.

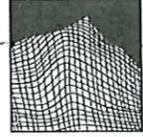
*c.) Land*

There are no resource areas on or within 200 feet of the proposed subdivision. The site is flat and grading is minimal so there shall be no erosion.

*d.) Plants and wildlife*

The site currently consists of a large industrial building and a paved parking area. The proposal will all three lots producing a better habitat for plants and wildlife.

# Marchionda



& Associates, L.P.

Engineering and  
Planning Consultants

## *e.) Water Supply and Fire protection*

During the design process we worked with both the water and fire department in regards to water supply and fire protection. We performed a turning analysis to accommodate a successful fire truck turn around with our proposed improvements to the existing cul-de-sac.

## *f.) Sewerage Disposal*

We feel the flow from three family house will have minimal impact on the sewer.

## *g.) Subdivision in a floodplain Overlay District*

The Proposed site is not located in the floodplain Overlay district.

## **Man-Made Environment**

### *a.) Existing Neighborhood Land use*

The existing neighborhood is a residential neighborhood. Proposing three single family homes is extremely compatible with the existing neighborhood.

### *b.) Existing Design Context*

The existing neighborhood is of modern style houses therefore new construction will be compatible.

### *c.) Zoning*

The proposed site is located in the RG district.

## **Public Services**

### *a.) Schools*

The proposal is three single family homes so there will be minimal if any impact on schools.

### *b.) Police*

The proposal is three single family homes so there will be minimal if any impact on police.

### *c.) Fire*

# Marchionda



& Associates, L.P.

Engineering and  
Planning Consultants

The proposal is three single family homes so there will be minimal if any impact on fire.

*d.) Recreation*

The proposal is three single family homes so there will be minimal if any impact to recreation.

*e.) Solid Waste Disposal*

The proposal is three single family homes so there will be minimal if any impact to solid waste disposal.

## **Aesthetics**

*a.) Lighting*

No street lighting is proposed.

*b.) Landscaping*

No Landscaping is proposed.

*c.) Visual*

The site currently consists of an industrial building with parking. The proposal is three newly constructed homes.

*d.) Road Design*

The cul-de-sac will be improved to create a proper turning radius for the fire department (analysis was done). Only improvements to the existing cul-de-sac is proposed.

## **Planning**

The zoning is residential so the proposal is subdividing existing parcel into three lots meeting all zoning requirements.

## **Traffic Study**

Due to the low volume of traffic the proposal will produce in our professional opinion we feel no traffic study is needed.

# Marchionda

& Associates, L.P.



Engineering and  
Planning Consultants

We are also requesting the Board to issue a waiver to section 6.4.2(o) of the Rules and Regulations of Land. Section 6.4.2(o) requires showing the existing topography within 200 feet of the subdivision perimeter. Due to the fact that this project will result in a **significant** reduction in impervious surfaces and that we are also providing roof top recharge systems, we do not see any values in extending the topography to that limit. Thus, we are requesting the Board to waive the requirements of section 6.4.2(o).

Please do not hesitate to call if any additional information is required.

Sincerely,  
Marchionda & Associates, L.P.

Paul A. Marchionda, PE  
Managing Member

cc: Lochwan, LLC

COMMONWEALTH OF MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS )  
 ) ss.  
COUNTY OF MIDDLESEX )

On this 18<sup>th</sup> day of July, 2008, before me, the undersigned notary public, personally appeared Koko Boodakian + Michael Boodakian the President + Treasurer of Koko Boodakian & Sons, Inc., and proved to me through satisfactory evidence of identification, which ~~were~~ their drivers' licenses, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Notary Public MELINDA J. KWART  
My Commission Expires: 01/25/2011



EXHIBIT A  
To Quitclaim Deed

Real Estate Description

The land with the buildings thereon situated in Winchester, Mass. consisting of 34,081 square feet of land more or less, being Lot E on a Plan of Land, Winchester, Mass. dated July 1, 1965, John H. Ciarcia Reg Land Surveyor, approved by Winchester Planning Board July 7, 1965 and recorded with Middlesex South District Registry of Deeds in Book 10872, Page 429, being more particularly bounded and described as follows:

NORTHERLY	by Lochwan Street, twenty-two and 78/100 (22.78) feet;
EASTERLY	by Lot D, land now or formerly of the grantor, sixty-three and 55/100 (63.55) feet;
NORTHERLY	by Lot D, land now or formerly of the grantor, one hundred two and 22/100 (102.22) feet;
EASTERLY	by land of Ernest J. Luongo, forty-seven and 83/100 (47.83) feet;
NORTHEASTERLY	by land of said Ernest J. Luongo, one hundred forty-five and 38/100 (145.38) feet;
SOUTHEASTERLY	by land now or formerly of Cullen, one hundred and 40/100 (100.40) feet;
SOUTHWESTERLY	by land now or formerly of Cullen, one hundred eighteen and 52/100 (118.52) feet;
WESTERLY	by Loring Court on said plan, four and 39/100 (4.39) feet;
SOUTHERLY	by said Loring Court, fourteen and 54/100 (14.54) feet and then by a curved line fifty-two and 34/100 (52.34) feet and eleven and 71/100 (11.71) feet and then by another line seventy-six and 89/100 (76.89) feet;
WESTERLY	by land now or formerly of O'Brien, one hundred (100) feet;
NORTHERLY	by land now or formerly of Connolly, seventy-five (75) feet;
WESTERLY	by land now or formerly of said Connolly, one hundred (100) feet.

For title reference, see deed from Krikor Boodakian dated July 15, 1965, recorded with Middlesex South District Registry of Deeds in Book 10872, Page 428 and Confirmatory Deed dated October 26, 1966, recorded with said Deeds in Book 11247, Page 11.

1095640.2

*Eugene C. Bruna*  
Attest Middlesex S. Register

lot File: \\ma2019\acad\PROJECTS\377-04 Loring Court Winchester\Survey\Lot Closure

TRD File> \\MA2019\acad\PROJECTS\377-04 Loring Court Winchester\Survey\Lot Closure

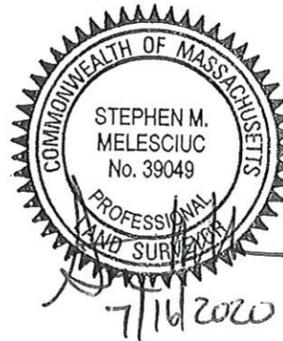
LOT 2 OF BLOCK 1, TYPE: LOT

PNT#	BEARING	DISTANCE	NORTHING	EASTING
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	RADIUS: 60.000	LENGTH: 15.183	CHORD: 15.143	DELTA: 14°29'56"
	CHORD BRG: N 62°49'20" E	PC-R: N 19°55'42" W	PT-R: N 34°25'38" W	
	RADIUS POINT: 201	5056.407,9979.549	TANGENT: 7.632	
202			5006.916	10013.471
	RADIUS: 47.750	LENGTH: 34.819	CHORD: 34.053	DELTA: 41°46'47"
	CHORD BRG: N 76°27'46" E	PC-R: S 34°25'38" E	PT-R: S 07°21'09" W	
	RADIUS POINT: 203	4967.530,10040.467	TANGENT: 18.224	
204			5014.888	10046.577
	N 54°08'23" E	25.430		
205			5029.785	10067.187
	N 03°54'59" E	85.800		
206			5115.384	10073.047
	N 85°35'02" W	54.780		
207			5119.602	10018.430
	S 04°24'58" W	26.000		
208			5093.680	10016.428
	N 85°35'02" W	10.000		
209			5094.450	10006.458
	S 03°54'59" W	94.670		
210			5000.001	9999.992

Closure Error Distance> 0.00833 Error Bearing> S 85°50'39" E

Closure Precision> 1 in 41627.8 Total Distance> 346.682

LOT AREA: 6513.78 SQ FT OR 0 ACRES



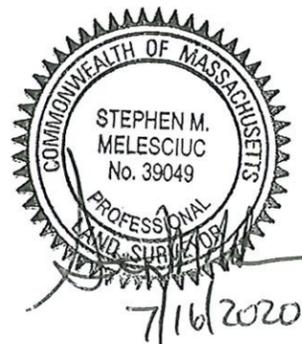
BLOCK 1 TOTAL AREA: 6513.78 SQ FT OR 0 ACRES

Lot File: \\ma2019\acad\PROJECTS\377-04 Loring Court Winchester\Survey\Lot Closure

ORD File> \\MA2019\acad\PROJECTS\377-04 Loring Court Winchester\Survey\Lot Closure

LOT 3 OF BLOCK 1, TYPE: LOT

POINT#	BEARING	DISTANCE	NORTHING	EASTING
300	S 75°41'13" E	116.990	5000.000	10000.000
301			4971.078	10113.359
RADIUS: 560.000 LENGTH: 101.170 CHORD: 101.033 DELTA: 10°21'04"				
CHORD BRG: N 22°30'34" E PC-R: S 72°39'58" E PT-R: S 62°18'54" E				
RADIUS POINT: 302 4804.232,10647.926 TANGENT: 50.723				
303			5064.413	10152.037
	N 75°41'13" W	98.090		
304			5088.663	10056.992
	N 66°32'29" W	74.160		
305			5118.185	9988.962
	S 03°54'59" W	72.230		
306			5046.124	9984.028
	S 54°08'23" W	25.430		
307			5031.227	9963.419
RADIUS: 47.750 LENGTH: 47.502 CHORD: 45.567 DELTA: 56°59'52"				
CHORD BRG: S 54°08'56" E PC-R: S 07°21'08" W PT-R: S 64°21'00" W				
RADIUS POINT: 308 4983.869,9957.308 TANGENT: 25.925				
309			5004.539	10000.353
	S 04°24'58" W	4.550		
310			5000.003	10000.002
Closure Error Distance> 0.00339 Error Bearing> S 42°28'06" W				
Closure Precision> 1 in 159109.5 Total Distance> 540.122				
LOT AREA: 15474.35 SQ FT OR 0 ACRES				



BLOCK 1 TOTAL AREA: 15474.35 SQ FT OR 0 ACRES

Lot File: \\ma2019\acad\PROJECTS\377-04 Loring Court Winchester\Survey\Lot Closure

CRD File> \\MA2019\acad\PROJECTS\377-04 Loring Court Winchester\Survey\Lot Closure

LOT 4 OF BLOCK 1, TYPE: LOT

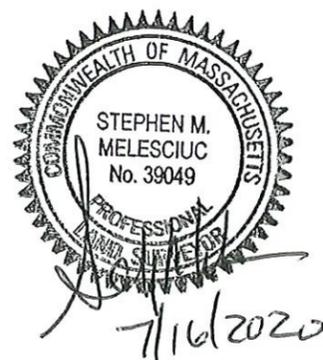
PNT#	BEARING	DISTANCE	NORTHING	EASTING
400			5000.000	10000.000
	N 85°35'02" W	22.780		
401			5001.754	9977.288
	S 04°24'58" W	74.000		
402			4927.974	9971.590
	S 85°35'02" E	54.780		
403			4923.756	10026.207
	S 03°54'59" W	13.570		
404			4910.217	10025.280
	S 66°32'29" E	74.160		
405			4880.695	10093.311
	N 04°24'58" E	48.210		
406			4928.762	10097.023
	N 85°35'02" W	102.220		
407			4936.633	9995.106
	N 04°24'58" E	63.550		
408			4999.994	10000.000

Closure Error Distance> 0.00562 Error Bearing> N 03°34'40" E

Closure Precision> 1 in 80589.0 Total Distance> 453.270

LOT AREA: 4553.49 SQ FT OR 0 ACRES

BLOCK 1 TOTAL AREA: 4553.49 SQ FT OR 0 ACRES



COMMAND= 113-  
Job->#33 377-04 Loring Court Lot Closures  
SD:#

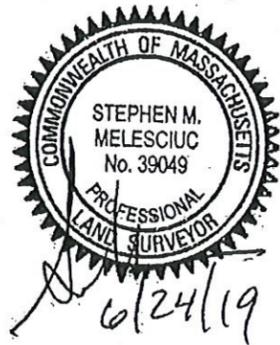
Loring Court

SHOT TYPE/ERROR	PNT	ANGLE	LENGTH
-----06-24-2019-----	18:15:49-----	C:\Benchmark Windows	
START 10000 10000 1			
1 BEARING	2	S04-24-58.0W	41.060
2 BEARING	3	S14-10-58.0W	36.070
3 BEARING	4	N54-17-58.0E	25.770
4 BEARING	5	S85-35-02.0E	236.410
5 BEARING	6	N04-24-58.0E	40.000
6 BEARING	7	N85-35-02.0W	13.540
7 BEARING	8	N81-39-27.0W	48.680
8 BEARING	9	S77-38-15.0W	11.550
9 BEARING	10	N85-35-02.0W	35.740
10 BEARING	11	N85-35-02.0W	41.090
11 BEARING	12	N85-35-02.0W	80.000
12 BEARING	13	N40-35-02.0W	28.280

COMMAND= 99-

# OF TRAVERSE SIDES= 12  
ANGULAR ERROR = 0 SECONDS  
ERROR NORTH = -0.0068  
ERROR EAST = 0.0069  
ABSOLUTE ERROR = 0.0097  
DIRECTION OF ERROR = S45-16-55.6E  
PERIMETER = 638.190  
PRECISION = 1 FOOT IN 65665

COMMAND= 2-



COMMAND= 113-  
Job->#33 377-04 Loring Court Lot Closures  
SD:#

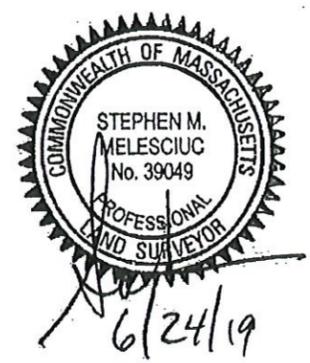
*Perimeter*

SHOT TYPE/ERROR	PNT	ANGLE	LENGTH
START 10000 -10000 1			
1 BEARING	2	S85-35-02.0E	41.090
2 BEARING	3	S85-35-02.0E	35.740
3 BEARING	4	N77-38-15.0E	11.550
4 BEARING	5	S81-39-27.0E	48.680
5 BEARING	6	S85-35-02.0E	13.540
6 BEARING	7	S04-24-58.0W	4.550
7 BEARING	8	S75-41-13.0E	116.990
8 BEARING	9	N22-30-54.0E	101.030
9 BEARING	10	N75-41-13.0W	98.090
10 BEARING	11	N04-24-58.0E	48.210
11 BEARING	12	N85-35-02.0W	70.320
12 BEARING	13	N85-35-02.0W	31.900
13 BEARING	14	N04-24-58.0E	63.550
14 BEARING	15	N85-35-02.0W	22.780
15 BEARING	16	S04-24-58.0W	100.000
16 BEARING	17	N85-35-02.0W	10.000
17 BEARING	18	N85-35-02.0W	65.000
18 BEARING	19	S04-24-58.0W	100.000

-----06-24-2019-----18:10:01-----C:\Benchmark Windows

COMMAND= 99-  
  
# OF TRAVERSE SIDES= 18  
ANGULAR ERROR = 0 SECONDS  
ERROR NORTH = -0.0063  
ERROR EAST = -0.0019  
ABSOLUTE ERROR = 0.0066  
DIRECTION OF ERROR = S17-12-21.6W  
PERIMETER = 983.020  
PRECISION = 1 FOOT IN 149378

COMMAND= 2-



COMMAND= 110-  
Job->#33 377-04 Loring Court Lot Closures

PARCEL A

BEARING DIST PNT NORTHING EASTING TYPE  
-----06-24-2019-----18:02:42-----C:\Benchmark Windows

NO BALANCE

BEARING	DIST	PNT	NORTHING	EASTING	TYPE
		1	5000.0000	5000.0000	
S85-35-02.0E	35.740	2	4997.2480	5035.6339	
N77-38-15.0E	11.550	3	4999.7209	5046.9161	
S81-39-27.0E	48.680	4	4992.6579	5095.0810	
S85-35-02.0E	13.540	5	4991.6153	5108.5808	
N54-08-56.0W	45.570	6	5018.3048	5071.6444	
S76-27-45.0W	34.050	7	5010.3343	5038.5404	
S62-49-20.0W	15.140	8	5003.4190	5025.0720	
S82-14-38.0W	25.300	9	5000.0046	5000.0034	
N00-00-00.0E	4.550	10	5004.5546	5000.0034	

AREA(SQUARE FEET)= 1148.59

AREA(ACRES) = 0.026

COMMAND= 99-

# OF TRAVERSE SIDES= 8  
ANGULAR ERROR = 0 SECONDS  
ERROR NORTH = 0.0046  
ERROR EAST = 0.0034  
ABSOLUTE ERROR = 0.0058  
DIRECTION OF ERROR = N36-15-42.0E  
PERIMETER = 229.570  
PRECISION = 1 FOOT IN 39830

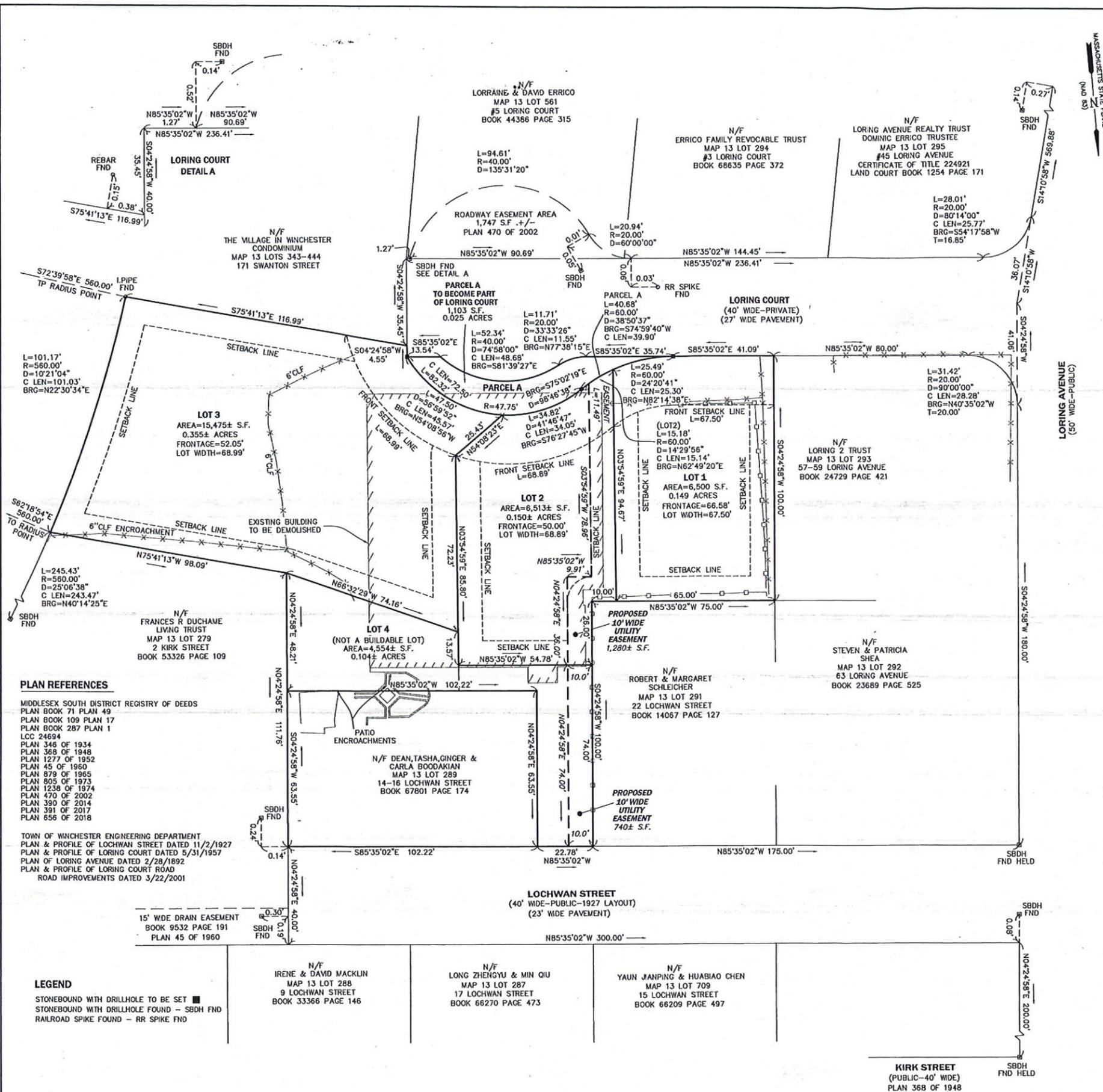


6/24/19

COMMAND= 2-







**NOTES**

- THIS PLAN IS A SUBMISSION OF A PLAN ENTITLED "PLAN OF LAND 18 LOCHWAN STREET WINCHESTER MA" BY MELESCIU ENGINEERING & SURVEY, DATED NOVEMBER 1, 2017, ENDORSED BY THE WINCHESTER PLANNING BOARD ON NOVEMBER 14, 2017 AND RECORDED AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS AS PLAN 656 OF 2016.
- PROPERTY LINES ARE BASED UPON A FIELD SURVEY BY MARCHIONDA & ASSOCIATES, L.P.
- LOT 4 IS NOT TO BE CONSIDERED A BUILDABLE LOT.

OWNER OF RECORD	APPLICANT	DEED REFERENCE
KOKO PROPERTIES, LLC 18 LOCHWAN STREET WINCHESTER, MA	LOCHWAN, LLC 27 CAMBRIDGE STREET BURLINGTON, MA 01803	MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS BOOK 51464 PAGE 517

**ZONING DISTRICT: RG**

REQUIRED	SINGLE FAMILY
LOT AREA:	6,500 S.F.
*FRONTAGE:	65'
*LOT WIDTH:	65'
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	10'
OPEN AREA:	70%
GREEN SPACE:	35%
HARD SCAPE:	35%
DISTANCE BETWEEN BLDG:	15'
*FRONTAGE CAN BE 50' IF GREATER THAN OR EQUAL TO HALF THE FRONTAGE IS ON A CURVE OF A RADIUS LESS THAN 100'	
*LOT WIDTH REQUIRED THROUGH DWELLING & TO FRONT SETBACK	

PROVIDED	LOT 1	LOT 2	LOT 3	LOT 4 (NOT BUILDABLE)
LOT AREA:	6,500 S.F.	6,513 S.F.	15,475 S.F.	4,554± S.F.
FRONTAGE:	66.58'	50.00'	52.05'	22.78'
LOT WIDTH:	67.50'	68.89'	68.99'	22.78'

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAN, ENTITLED "LOCHWAN COURT SUBDIVISION PLAN AND DATED JULY 10, 2020, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE RULES AND REGULATIONS OF THE WINCHESTER PLANNING BOARD, AND THAT ALL PERTINENT DATA ARE SHOWN."



*Stephen M. Melesciu*  
7/14/2020  
STEPHEN M. MELESCIU  
REGISTERED LAND SURVEYOR NO. 39049

"I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE WINCHESTER PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

TOWN CLERK, WINCHESTER, MA DATE



REGISTRY USE ONLY.	
<p>BEING A MAJORITY OF THE WINCHESTER PLANNING BOARD APPROVED UNDER THE SUBDIVISION CONTROL LAW</p>	<p>DATE</p>
<p>CHK:</p>	<p>DATE</p>
<p>DSG:</p>	<p>DESCRIPTION</p>
<p>DRW:</p>	<p>REV</p>

**SUBDIVISION PLAN**

DEFINITIVE SUBDIVISION PLAN LORING COURT  
ASSESSORS MAP 13 PARCEL 290  
18 LOCHWAN STREET  
WINCHESTER, MA

PREPARED FOR  
**LOCHWAN LLC.**  
27 CAMBRIDGE STREET, SUITE 200  
BURLINGTON, MA 01803-4616

**Marchionda & Associates, L.P.**  
Engineering and Planning Consultants

62 Montvale Avenue  
Suite 1  
Stoneham, MA 02180  
TEL: (781) 438-6121  
FAX: (781) 438-9654  
Email: engineering@marchionda.com  
Website: www.marchionda.com

DATE: 7/10/20	\377-04\DEFINITIVE\SUBDIVISION PLAN 3.DWG
M. & A. NO.: 945-01	SCALE: 1"=20'
SHEET 3 OF 6	

**PLAN REFERENCES**

MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS  
PLAN BOOK 71 PLAN 49  
PLAN BOOK 109 PLAN 17  
PLAN BOOK 287 PLAN 1  
LCC 24694  
PLAN 346 OF 1934  
PLAN 368 OF 1948  
PLAN 1277 OF 1952  
PLAN 45 OF 1950  
PLAN 879 OF 1965  
PLAN 805 OF 1973  
PLAN 1238 OF 1974  
PLAN 470 OF 2002  
PLAN 390 OF 2014  
PLAN 391 OF 2017  
PLAN 656 OF 2018

TOWN OF WINCHESTER ENGINEERING DEPARTMENT  
PLAN & PROFILE OF LOCHWAN STREET DATED 11/2/1927  
PLAN & PROFILE OF LORING COURT DATED 5/31/1957  
PLAN OF LORING AVENUE DATED 2/28/1892  
PLAN & PROFILE OF LORING COURT ROAD  
ROAD IMPROVEMENTS DATED 3/22/2001

**LEGEND**

STONEBOUND WITH DRILLHOLE TO BE SET ■

STONEBOUND WITH DRILLHOLE FOUND - SBDH FND

RAILROAD SPIKE FOUND - RR SPIKE FND

N/F IRENE & DAVID MACKLIN MAP 13 LOT 288 9 LOCHWAN STREET BOOK 33366 PAGE 146	N/F LONG ZHENGYU & MIN QIU MAP 13 LOT 287 17 LOCHWAN STREET BOOK 66270 PAGE 473	N/F YAUN JIANPING & HUABIAO CHEN MAP 13 LOT 709 15 LOCHWAN STREET BOOK 66209 PAGE 497	
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KIRK STREET  
(PUBLIC-40' WIDE)  
PLAN 368 OF 1948



**LEGEND**

- 67.5
- PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED WATER CURB STOP
- PROPOSED WATER VALVE
- PROPOSED 8" WATER MAIN
- PROPOSED 1" COPPER WATER SERVICE
- GAS CURB STOP
- GAS SERVE
- 4" SEWER SERVE
- SEWER CLEAN OUT
- DRAIN LINE

**OWNER OF RECORD**  
KOKO PROPERTIES, LLC

**ZONING DISTRICT: RG  
REQUIRED**

	SINGLE FAMILY	TWO FAMILY
MIN. LOT AREA:	6,500 S.F.	11,000 S.F.
MIN FRONTAGE:	65'	85'
MIN LOT WIDTH:	65'	85'
MIN FRONT YARD SETBACK:	20'	15'
MIN SIDE YARD SETBACK:	10'	15'
MIN REAR YARD SETBACK:	10'	10'
MIN PERCENT OPEN AREA:	70%	70%
MIN PERCENT GREEN SPACE:	35%	35%
MAX PERCENT HARD SCAPE:	35%	35%
MIN DISTANCE BETWEEN BLDG:	15'	15'

\* MIN FRONTAGE CAN BE 50' IF GREATER THAN OR EQUAL TO HALF THE FRONTAGE IS ON A CURVE OF A RADIUS LESS THAN 100'  
\* MIN LOT WIDTH REQUIRED THROUGH DWELLING & TO FRONT SETBACK

**PROVIDED**

	LOT 1	LOT 2	LOT 3	LOT 4 (NOT BUILDABLE)
LOT AREA:	6,500 S.F.	6,513 S.F.	15,475 S.F.	4,554± S.F.
FRONTAGE:	65.58'	50.00'	52.05'	22.78'
LOT WIDTH:	67.50'	68.89'	68.99'	22.78'

RECHARGE SYSTEM DESIGN CRITERIA FRONT				
	LOT 1	LOT 2	LOT 3	
EXISTING GRADE	67.5	67.0	65.0	
ESHW	60.0	59.0	56.0	
PROPOSED GRADE	68.3	68.0	67.2	
TOP STONE	67.5	67.2	66.4	
TOP CHAMBER	67.0	66.7	65.9	
INVERT 4.5"	66.5	66.2	65.4	
BOTTOM CHAMBER	65.4	65.2	64.3	
BOTTOM STONE	64.9	64.7	63.8	
RECHARGE SYSTEM DESIGN CRITERIA BACK				
	LOT 1	LOT 2	LOT 3	
EXISTING GRADE	68.0	67.0	65.0	
ESHW	60.0	59.0	56.0	
PROPOSED GRADE	68.2	67.0	67.0	
TOP STONE	67.4	66.2	66.2	
TOP CHAMBER	66.9	65.7	65.7	
INVERT 4.5"	66.4	65.2	65.2	
BOTTOM CHAMBER	65.3	64.1	64.1	
BOTTOM STONE	64.8	63.6	63.6	

**PROPOSED SITE & ROAD IMPROVEMENT PLAN**

DEFINITIVE SUBDIVISION PLAN LORING COURT  
ASSESSORS MAP 13 PARCEL 290  
18 LOCHWAN STREET  
WINCHESTER, MA  
PREPARED FOR  
LOCHWAN LLC.  
27 CAMBRIDGE STREET, SUITE 200  
BURLINGTON, MA 01803-4616

**Marchionda**  
& Associates, L.P.  
Engineering and Planning Consultants

62 Montvale Avenue  
Suite 1  
Stoneham, MA 02180  
TEL: (781) 438-6121  
FAX: (781) 438-9654  
Email: engineering@marchionda.com  
Website: www.marchionda.com

"I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS."

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAN, ENTITLED LORING COURT SUBDIVISION PLAN AND DATED JULY 10, 2020, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE RULES AND REGULATIONS OF THE WINCHESTER PLANNING BOARD, AND THAT ALL PERTINENT DATA ARE SHOWN.



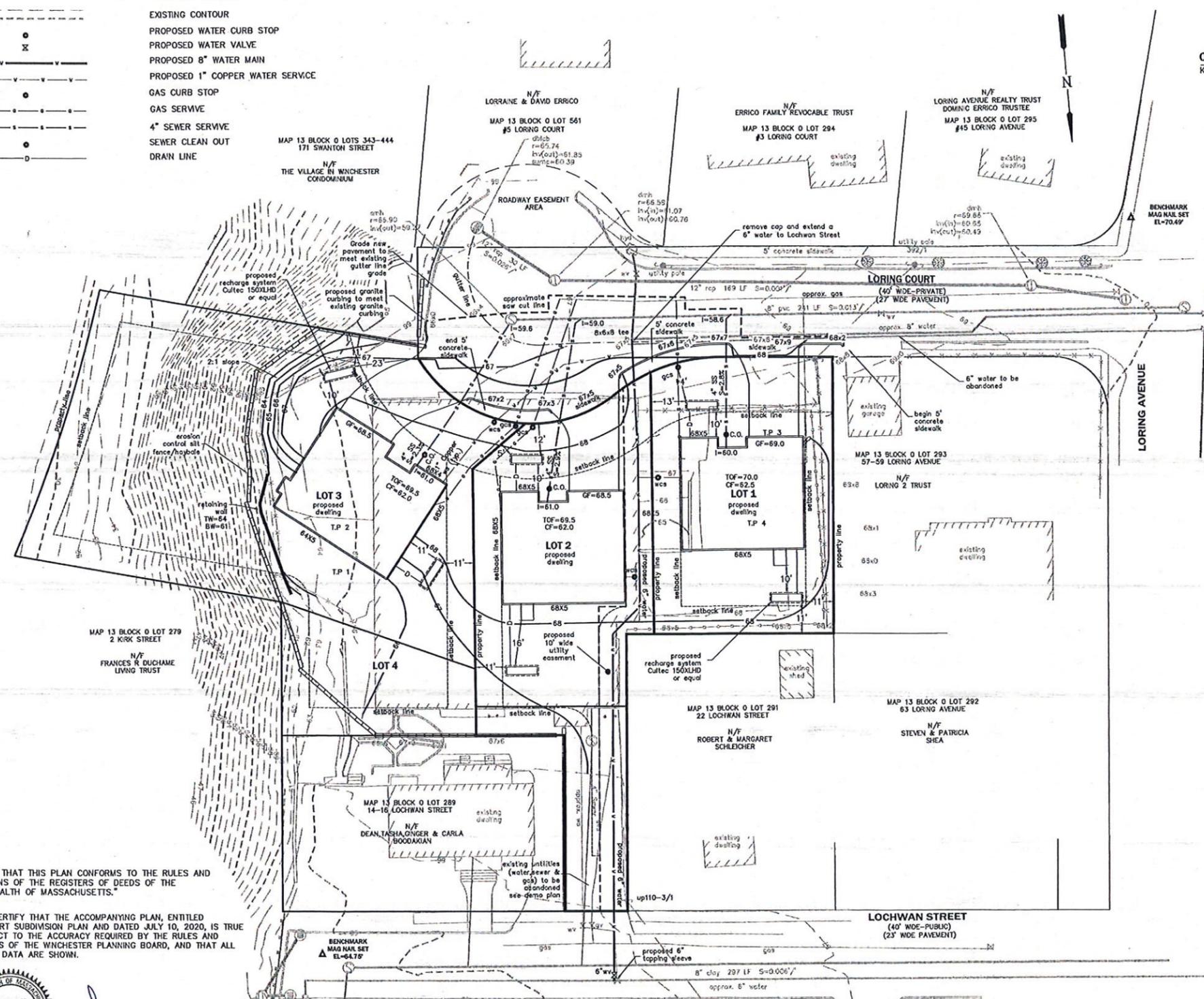
STEPHEN M. MELESCU  
REGISTERED LAND SURVEYOR NO. 39049

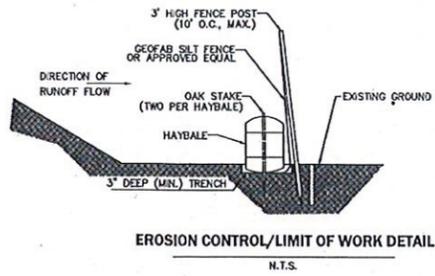
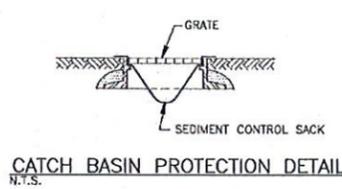


PAUL A. MARCHIONDA  
REGISTERED PROFESSIONAL ENGINEER NO. 30015

**NOTES**

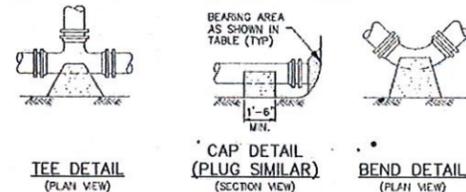
1. TELEPHONE, ELECTRIC & CABLE TO BE UNDERGROUND THE LOCATION IS TO BE DETERMINED BY THE TOWN OF WINCHESTER PROVIDER.
2. GRAYSCALE REPRESENTS EXISTING CONDITIONS.
3. PROPOSED CURBING TO BE TYPE VA4 GRANITE CURBING (SEE DETAIL).
4. NO BUILDING OR STRUCTURE SHALL BE BUILT OR PLACED ON ANY LOT WITHOUT A PERMIT FROM THE HEALTH DEPARTMENT, IF SUCH A PERMIT IS REQUIRED.
5. SURVEY DATUM IS NATIONAL AMERICAN VERTICAL DATUM 1988 (NAVD88).
6. CUL-DE-SAC WAS DESIGNED BASED ON AUTO TURN PROGRAM AND INFORMATION PROVIDED FROM THE WINCHESTER FIRE DEPARTMENT.
7. PROPERTY LINE & TOPOGRAPHY IS FROM A FIELD SURVEY BY MARCHIONDA & ASSOCIATES, L.P. CONDUCTED IN MARCH 2019.
8. ALL RECHARGE SYSTEMS ARE CULTEC 150XLHD OR EQUIVALENT.





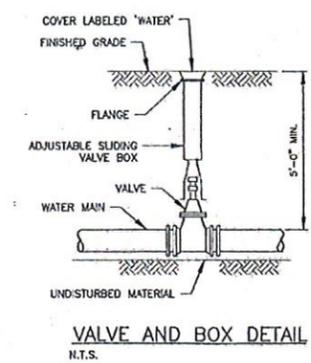
**TABLE 1**  
REQUIRED LENGTH OF RESTRAINED JOINTS FROM FITTINGS (FEET)

PIPE SIZE	90° BEND	45° BEND OR WYE BRANCH	22 1/2° BEND	11 1/4° BEND	PLUG, CAP OR IN-LINE VALVE	TEE (BRANCH)
6"	25 (30.5)	10.5 (12.5)	5 (6)	2.5 (3)	33 (64)	34 (51)
8"	33 (40)	13.5 (16.5)	6.5 (8)	3 (4)	55 (82)	47 (70)
10"	40 (48.5)	16.5 (20)	8 (9.5)	4 (5)	67 (100)	58 (87)
12"	47 (56.5)	19.5 (23.5)	9.5 (11.5)	4.5 (5.5)	79 (118)	70 (105)
16"	59.5 (72)	24.5 (30)	12 (14.5)	6 (7)	101 (152)	92 (139)
20"	72 (86.5)	30 (36)	14.5 (17)	7 (8.5)	123 (184)	114 (171)
24"	84 (100)	35 (41)	16.5 (20)	8 (10)	144 (216)	134 (202)
30"	100 (120)	41 (50)	20 (24)	10 (12)	174 (261)	165 (247)



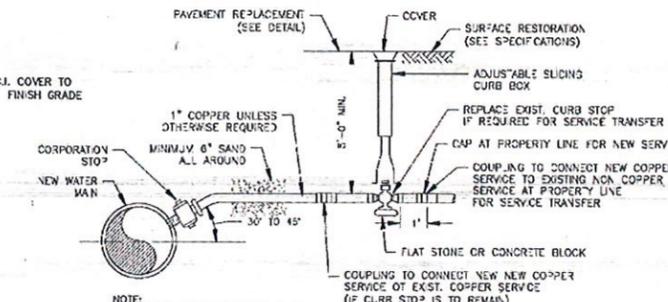
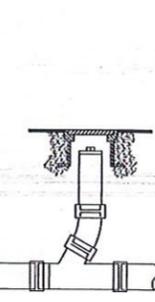
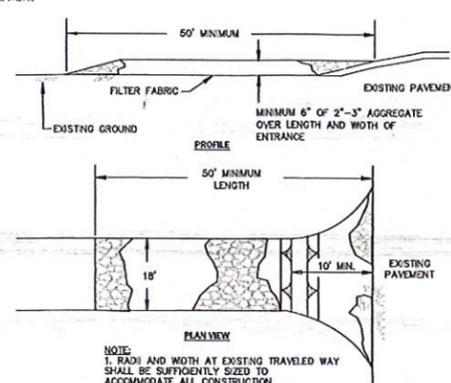
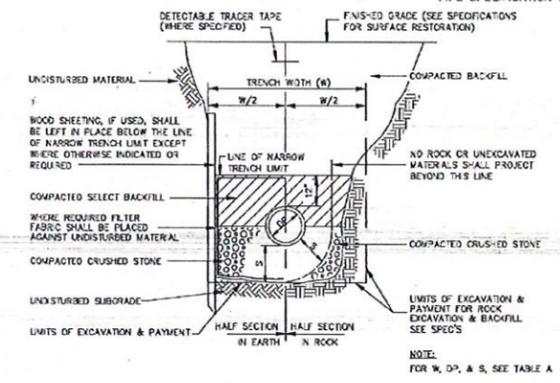
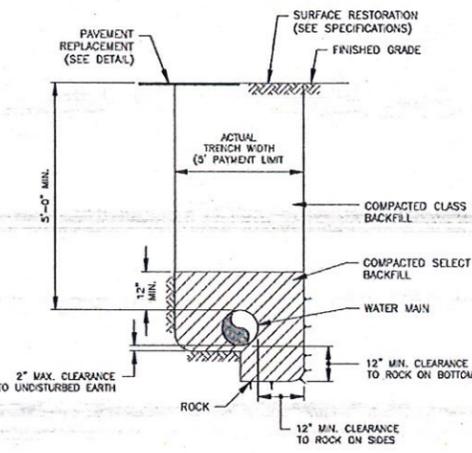
**TABLE OF CONCRETE THRUST RESTRAINT MINIMUM BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS**

SIZE OF MAIN	90° BEND, TEE, CAPS AND PLUGS	45° BENDS AND WYES	22-1/2° BENDS	11-1/4° BENDS
6", 8"	5	4	2	2
10", 12"	12	9	3	2



NOTES:  
1. CONCRETE THRUST RESTRAINT SHALL ONLY BE USED WHERE OTHER MEANS OF RESTRAINT ARE NOT FEASIBLE.  
2. CONTRACTOR SHALL USE CARE TO AVOID PLACEMENT OF CONCRETE ON THE FITTING JOINTS.

**CONCRETE THRUST RESTRAINT FOR FITTINGS**  
N.T.S.



NOTE:  
1. RADI AND WIDTH AT EXISTING TRAVELED WAY SHALL BE SUFFICIENTLY SIZED TO ACCOMMODATE ALL CONSTRUCTION VEHICLES/EQUIPMENT WHICH USE THE ENTRANCE.

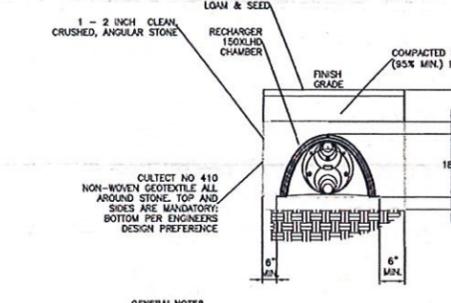
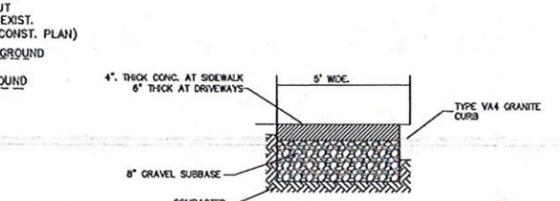
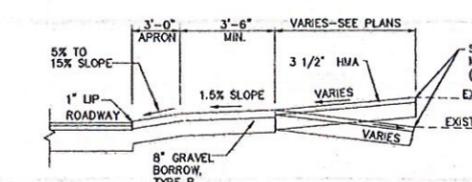
NOTE:  
1. PROVIDE SADDLE FOR ALL AC AND PVC MAINS AND ALL 2" OR LARGER STOPS.

**WATER MAIN TRENCH DETAIL**  
N.T.S.

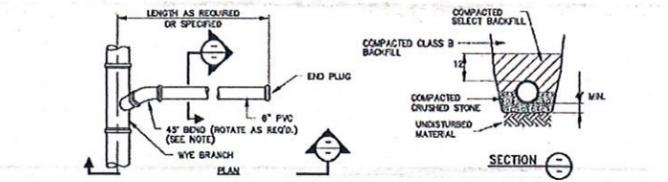
**TABLE A**

DEPTH TO INVERT	DIAMETER OF PIPE (OD)	MAXIMUM TRENCH WIDTH BELOW LINE OF INVERT (SHEETED OR UNSHEETED) (S)	MINIMUM CLEARANCE (S)
0-12"	10-18"	5'	6"
0-12"	21"-24"	5'	7-1/2"
OVER 12"	10-18"	7'	6"
OVER 12"	21"-24"	7'	7-1/2"

**TRENCH DETAIL (SEWER, FORCE MAIN, STORM DRAIN)**  
N.T.S.



**INSPECTION BOX OVER SEWER CLEANOUT DETAIL**  
N.T.S.



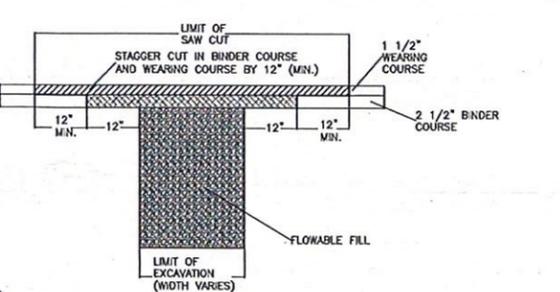
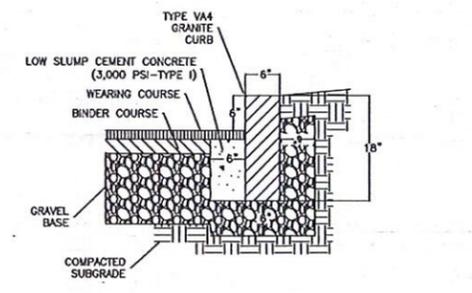
**CEM. CONC. DRIVEWAY APRON**  
N.T.S.

**TYPICAL CONCRETE SIDEWALK SECTION**  
N.T.S.

**SUBSURFACE INFILTRATION SYSTEM CROSS SECTION**  
N.T.S.

**INSPECTION BOX OVER SEWER CLEANOUT DETAIL**  
N.T.S.

**TYPICAL BUILDING CONNECTION DETAIL**  
N.T.S.



**SUBSURFACE INFILTRATION SYSTEM CROSS SECTION**  
N.T.S.

**INSPECTION BOX OVER SEWER CLEANOUT DETAIL**  
N.T.S.

**TYPICAL BUILDING CONNECTION DETAIL**  
N.T.S.

**VERTICAL GRANITE CURB DETAIL**  
N.T.S.

**TYPICAL SAW CUT**  
N.T.S.

**SUBSURFACE INFILTRATION SYSTEM CROSS SECTION**  
N.T.S.

**INSPECTION BOX OVER SEWER CLEANOUT DETAIL**  
N.T.S.

**TYPICAL BUILDING CONNECTION DETAIL**  
N.T.S.

"I HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE WINCHESTER PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE."

NOTES:  
1. EXISTING SURFACE TO BE SAW CUT TO THE FULL DEPTH OF BINDER. THE CUTTING OPERATION SHALL NOT BE PERFORMED WITH ANY TYPE OF DIGGING/GRABBING EQUIPMENT.  
2. BACK FILL TO BE COMPACTED TO 95%.  
3. AFTER BACKFILL IS COMPLETE AND IMMEDIATELY PRIOR TO PAVING, THE EXCAVATION IS TO BE PROPERLY JETTED OR PUDDLED PER MASS DOT ENGINEERING DEPT SPECS.  
4. IN ADDITION TO THE REQUIRED DIG SAFE NOTIFICATION, ALL UTILITY COMPANIES WHOSE SERVICES ARE LOCATED WITHIN OR ADJACENT TO THE WORK AREA SHALL BE NOTIFIED OF THE PROPOSED WORK AT LEAST 48 HOURS PRIOR TO COMMENCEMENT.

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N.T.S.

**INSPECTION BOX OVER SEWER CLEANOUT DETAIL**  
N.T.S.

**TYPICAL BUILDING CONNECTION DETAIL**  
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**Gill, Suzanne**

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**From:** Szekely, Brian  
**Sent:** Tuesday, September 08, 2020 11:31 AM  
**To:** Gill, Suzanne  
**Subject:** FW: stamped plan set  
**Attachments:** plan set 9-8-20.pdf

[More updated plans for Loring Ct](#)

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

---

**From:** Adam Marchionda [<mailto:A.Marchionda@marchionda.com>]  
**Sent:** Tuesday, September 8, 2020 10:49 AM  
**To:** Szekely, Brian  
**Subject:** stamped plan set

Hi Brian attached please find the latest attached completed stamped plant set. Nothing has changed just wanted to give you a complete stamped set. The revised sheets were not stamped. Thank  
Adam

---

**From:** Szekely, Brian [<mailto:bszekely@winchester.us>]  
**Sent:** Tuesday, September 08, 2020 10:29 AM  
**To:** Adam Marchionda <[A.Marchionda@marchionda.com](mailto:A.Marchionda@marchionda.com)>; Robert Murray <[rwm@murrayhills.com](mailto:rwm@murrayhills.com)>  
**Subject:** FW: Boodakian Rug Plant Subdivision Proposal

Adam and Bob,  
FYI. Attached and below are a memo and a presentation that Mr. Errico plans to share tonight.

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

---

**From:** [d.errico@comcast.net](mailto:d.errico@comcast.net) [<mailto:d.errico@comcast.net>]  
**Sent:** Tuesday, September 8, 2020 9:27 AM

To: Szekely, Brian  
Cc: [d.errico@comcast.net](mailto:d.errico@comcast.net)  
Subject: Boodakian Rug Plant Subdivision Proposal

September 8, 2020

Dear Members of the Planning Board,

We are very much in favor of the proposed 3 lot subdivision at the end of Loring Court directly across from our homes. We encourage the Planning Board to approve the 3 lot subdivision in place of an aging, obsolete and unsafe industrial building. We think the 3 lot subdivision is an excellent proposal for this residential neighborhood. The proposed homes will fit very nicely into the residential character of the neighborhood.

During the past few years, there have been a few fire-watches (24-hour fireman on duty to watch the building) needed due to fire safety problems with the building. At this same location, two former Boodakian rug plant buildings burned down (see photos).

If approved, we respectfully request that the Planning Board require the developer to remove the building and have the site cleared within a reasonable time after the appeal period. We do not want to see the site mothballed for future development. We believe that a time period of within 90 days after the appeal period should be sufficient time for the developer to remove the building and have the site cleared of all debris. We would also like to have the Planning Board ask the developer for reasonable construction start and finish dates. Is it possible to ask the developer to have the three homes constructed by the end of 2021?

The neighbors are greatly appreciative of the Planning Board for taking the initiative in 2017 to successfully change the zoning of this site from industrial to residential. We thank you in advance for considering to support this proposed 3 lot subdivision. This appears to be a unique circumstance when the land owner, developer, neighbors, and Planning Board can all unite to support a project that is in everyone's best interest.

Sincerely,

James & Claire Errico  
3 Loring Court,

David & Lorraine Errico  
5 Loring Court

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













9/3/20

Legal will be at our meeting on 9/8 to further discuss our articles. This is still a draft on all accounts and they have minor or other types of changes on Tuesday.

1. To see if the Town will vote to AMEND Section 3.2.1 of the Zoning Bylaw by deleting 3.2.1.4, in order to allow home occupations in accessory buildings.

### **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 + **accessory buildings**) 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.

### **BACKGROUND**

Home occupations as defined in the bylaw are essentially family home offices due to the restrictions in Section 3.2.1. The proposed change would allow office space in accessory buildings, above garages for example. We have seen finished space above garages for many years now. Nothing in this proposed change would affect the dimensional requirements for accessory buildings located in 3.3.2 below.

**3.3.2 Accessory Buildings.** No separate accessory building shall be erected within 15 feet of any other building. No accessory building shall be erected in any required yard provided, however, one or more accessory buildings may be placed within a required

yard within the RDA-20, RDB-10, RDC-15 and RG-6.5 districts if such accessory buildings:

1. Are located in the rear yard;
2. Do not, taken together, cover more than 30 percent of such rear yard;
3. Are not over one and one-half (1.5) stories in height; and
4. Are not located nearer than five (5) feet to any property line.

(Planning Board)

2. PLACEHOLDER: To see if the Town will vote to AMEND map 7.3.1 Center Business District.
3. PLACEHOLDER: To see if the Town will vote to AMEND map 7.3.2, Height Limits by changing the Special Permit height from 65' to 60'.
4. PLACEHOLDER: To see if the Town will vote to AMEND map 7.3.3, Planned Unit Developments.
5. To see if the Town will vote to ADD a new Section 4.5 Flexible Zoning.

#### **4.5.1 Purpose**

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 natural land features as well as historic and smaller homes being demolished to make way for new more expensive and larger housing. Allowing for more flexible zoning to keep Natural, 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 and Historic Resources as they exist on their lot.

#### **4.5.2 Reduced frontage, lot width, lot area and/or side and rear yard setback lots:**

For the purpose of preserving existing 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 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 under 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.

**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.

**4.5.3** A special permit shall be granted under this section and under Section 9.4.2 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.

(Planning Board)

6. To see if the town will ADD a new definition, "Natural Resource" to Section 10: DEFINITIONS.

NATURAL RESOURCE: Landscapes, forests and all uncultivated flora, as well as soil and water resources all defined under M.G.L. c 21 Section 1 Natural Resources defined.

BACKGROUND

Taken directly from MGL:

The words "natural resources", as used herein, shall be held to include ocean, shellfish and inland fisheries; wild birds, including song and insectivorous birds; wild mammals and game; sea and fresh water fish of every description; forests and all uncultivated flora, together with public shade and ornamental trees and shrubs; land, soil and soil resources, lakes, ponds, streams, coastal, underground and surface waters; minerals and natural deposits. The department shall also be concerned with the development of public recreation as related to such natural resources; and shall have control and supervision of such parks, forests, and areas of recreational, scenic, or historic significance as may be from time to time committed to it.

7. To see if the Town will vote to ADD the Disability Access Commission as a review authority to all special permits, site plans reviews, and variance applications.

MOTION 1: To see if the Town will vote to AMEND Section 9.4.3 of the Winchester Zoning Bylaw by adding the Disability Access Commission as a review authority for all special permits.

Special permit applications shall be governed by the rules and regulations of the special permit granting authority. Whenever an application for a special permit is filed with a special permit granting authority, the applicant shall file eighteen (18) paper copies (and an electronic copy) of the submission at the Building Department. Within five (5) working days of the filing of the completed application with said authority, copies of the application, accompanying site plan, and other documentation shall be forwarded by the Board of Appeals clerk to the Planning Board, Board of Health, Town Engineer, Conservation Commission, Building Commissioner, Director of Public Works, Police Chief, Fire Chief, The Design Review Committee, **the Disability Access Commission**, and Historical Commission for their consideration, review, and report.

MOTION 2: To see if the Town will vote to AMEND Section 9.5.5. of the Winchester Zoning Bylaw by adding the Disability Access Commission as a review authority for all site plan reviews.

The Board of Appeals shall within three days (Saturdays, Sundays and holidays excluded) of receipt of them transmit to the Conservation Commission, the Historical Commission, the Design Review Committee, **the Disability Access Commission** and the Planning Board two copies of the above application and site plan. The Planning Board, the Historical Commission, the Design Review Committee, **the Disability Access Commission** and the Conservation Commission shall consider the same and submit a final recommendations thereon to the Board of Appeals with a copy to the applicant. The Conservation Commission shall review the application with particular reference to the provisions of the Wetlands Protection Act - Chapter 131, Section 40 - and shall recommend as to the advisability of granting the special permit and as to any restrictions which should be imposed upon the development as a condition of such permit. The Board of Appeals shall not make a finding and determination upon an application until it has received the final recommendation of the Planning Board, the Historical Commission, the Design Review Committee, **the Disability Access Commission** or the Conservation Commission thereon or until 35 days shall have elapsed since the transmittal of said copies of the application and site plan to the Planning Board, the Historical Commission, the Design Review Committee and the Conservation Commission without such report being submitted. The failure to submit such a report with recommendations within such 35 day period shall be deemed a lack of opposition to the application by whichever of the Planning Board, the Historical Commission, the Design Review Committee **the Disability Access Commission** or the Conservation Commission fails to submit such report.

MOTION 3: To see if the Town will vote to AMEND Section 7.3.15.2 (4) of the Winchester Zoning Bylaw by adding the Disability Access Commission as a review authority for all Special Permits, site plan review and design review in the Center Business District.

4. Consultation. The SPGA Board **shall consult with the Disability Access Commission prior to any final decision and** may consult with any other boards, commissions and departments to ensure a complete site plan and design review. The SPGA may utilize MGL Chapter 44 §53G peer review consultants.

Background- For all petitions that require Site Plan Reviews, Special Permits, or Variances, the review authorities consist of: the Health Department, Police Department, Fire Department, Engineering Department, Conservation Commission, Building Department, Public Works Department, the Design Review Committee, the Planning Board, and the Historical Commission.

Designing the Town's buildings and other physical infrastructure with the input from the Disability Access Commission can make each project that much more inclusive and welcoming to those who have challenges that affect their lives and their family's lives every day. This is something that the Town feels strongly about as this is noted in the 2030 Master Plan to add the Disability Access Commission as a review authority for projects requiring zoning relief.

(Planning Board)

8. To see if the Town will vote to AMEND Section 9.5.8 of the Zoning Bylaw by replacing "special permit" with "site plan."

**9.5.8 Effect** *In the event that the Board of Appeals approves a ~~special permit~~ **site plan** under these provisions, any construction, reconstruction, substantial exterior alteration or addition shall be carried on only in conformity with any conditions, modifications and restrictions subject to which the Board shall have made its findings and determination, and only in conformity with the application and site plan on the basis of which the finding and determination are made.*

#### BACKGROUND

Special Permits are incorrectly noted in this section 9.5, as all Special Permit regulations are located in Section 9.4. Rather than dealing with this as a scrivener's error, it was decided that the normal legislative process made sense at the time.

(Planning Board)