

# TOWN OF WINCHESTER

**RECEIVED**

By Town Clerk's Office at 3:05 pm, Nov 01, 2022



## PUBLIC MEETING NOTICE and AGENDA

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](http://www.winchester.us)

Board/Committee Name: Board of Appeals  
Date: November 17, 2022  
Time: 7:00PM  
Place: Select Board Meeting Room

### Agenda:

- Petition No. 3969 – 5 Pilgrim Drive (continued from 10/20/22)
- Petition No. 3977 – 326 Highland Ave (continued from 10/20/22)
- Petition No. 3978 – 32 Everett Avenue (continued from 10/20/22)
- Petition No. 3979 - 29 Calumet Road
- Petition No. 3980 – 8 Bridge Street
- Petition No. 3981 – 18 Chester Street
- Petition No. 3982 – 959 Main Street
- Review October 20, 2022 minutes
- Updates



CONTINUED TO NOVEMBER 17, 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. 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.

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](http://www.winchester.us)



CONTINUED TO NOVEMBER 17, 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, OCTOBER 20, 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. 3977 - That of MARK ANDERSEN by CHRISTOPHER PATZKE and PETER WHITE, ZEN ASSOCIATES, INC. concerning the property at 326 HIGHLAND AVENUE, WINCHESTER, MA. The petitioners are seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent. The property is located in the RDB (Single Residence) zoning district and contains 26,065 +/- square feet.

WINCHESTER BOARD OF APPEALS

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CONTINUED TO NOVEMBER 17, 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, OCTOBER 20, 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. 3978 - That of WILL EVANS by PETER WHITE, ZEN ASSOCIATES, INC. concerning the property at 32 EVERETT AVENUE, WINCHESTER, MA. The petitioners are seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent. The property is located in the RDB (Single Residence) zoning district and contains 33,429 +/- square feet.

WINCHESTER BOARD OF APPEALS

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BOARD OF APPEALS

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PETITION NO. 3979 - That of BEN and CAROLINE SACKS concerning the property at 29 CALUMET ROAD, WINCHESTER, MA. The petitioners seek Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law so as to be permitted to construct an addition where the total floor area of the single family dwelling will be greater than 5,000 square feet. The property is located in the RDB (Single Residence) zoning district and contains 18,000 +/- square feet.

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PETITION NO. 3980 - That of EMERALD HYPNOSIS LLC/EMER T. MORRIS concerning the property at 8 BRIDGE STREET, WINCHESTER, MA. The petitioner is seeking a Special Permit from Section 3.1.2, Group VI (2) and 9.4 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to establish a home occupation where clients come to the house for consultation. The property is located in the RG (General Residence) zoning district and contains 11,778 +/- square feet.

WINCHESTER BOARD OF APPEALS

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BOARD OF APPEALS  
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PETITION NO. 3981 - That of PETER and CLAUDIA MITCHELL concerning the property at 18 CHESTER STREET, WINCHESTER, MA. The petitioners are seeking Site Plan Review under Section 9.5.1(6) of the Winchester Zoning By-Law so as to construct a detached garage where the total floor area of the house and the garage is greater than 3,600 square feet. The property is located in the RG (General Residence) zoning district and contains 10,020 +/- square feet.

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PETITION NO. 3982 - That of FRATT LLC concerning the property at 959 MAIN STREET, WINCHESTER, MA. The petitioner is seeking a Special Permit from Section 3.5.2 and 3.5.3 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to change from one non-conforming use (exotic pet store and antique shop - Group IV: Use 1: Retail) to another, less detrimental non-conforming use (café/bakery - Group IV: Use 3), as well as alteration to non-conforming structure. The property is located in the GBD-3 (General Business District 3) and contains 4,696 +/- square feet.

WINCHESTER BOARD OF APPEALS

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