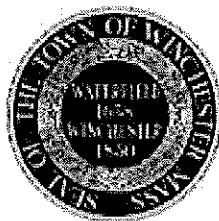


TOWN OF WINCHESTER



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

Board/Committee Name: Board of Appeals
Date: December 15, 2022
Time: 7:00PM
Place: Select Board Meeting Room

Agenda:

- Petition No. 3968 – 6 Wolcott Rd (continued from 9/15/22)
- Petition No. 3977 – 326 Highland Ave (continued from 11/17/22)
- Petition No. 3978 – 32 Everett Ave (continued from 12/8/22)
- Petition No. 3979 - 29 Calumet Road (continued from 11/17/22)
- Petition No. 3980 – 8 Bridge Street (continued from 11/17/22)
- Petition No. 3984 – 174-176 Mystic Valley Parkway
- Review October 20, 2022 and November 17, 2022 minutes
- Further revisions of the application forms



CONTINUED TO DECEMBER 15, 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



CONTINUED TO DECEMBER 15, 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

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



CONTINUED TO DECEMBER 15, 2022 AT 7:30PM 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

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



CONTINUED TO DECEMBER 15, 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, NOVEMBER 17, 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. 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.

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



CONTINUED TO DECEMBER 15, 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, NOVEMBER 17, 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. 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

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



BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on THURSDAY, DECEMBER 15, 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. 3984 - That of GARY E. GILBERT and DONNA J. BREZINSKI concerning the property at 174-176 MYSTIC VALLEY PARKWAY, 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 and rear property lines than permitted as of right. The property is located in the RDB (Single Residence) and RG (General Residence) zoning districts and contains 11,494 +/- 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