



**TOWN OF WINCHESTER  
MASTER PLAN STEERING COMMITTEE MEETING  
& PLANNING BOARD MEETING  
TUESDAY, JANUARY 14, 2020**

**7:00PM – 8:25PM MASTER PLAN STEERING COMMITTEE MEETING**

**8:30PM - 9:30PM PLANNING BOARD MEETING**

**BOTH MEETINGS HELD IN THE SELECT BOARD ROOM**

**UPDATED AGENDA**

	<b>BUSINESS</b>
7:00PM	Open Master Plan Steering Committee Meeting
7:05PM	Phase 4 Discussion
8:25PM	Adjourn Master Plan Steering Committee Meeting
8:30PM	Open Planning Board Meeting
8:35PM	ZBA Petition No. 3898 – 16 Maxwell Road
8:50PM	Master Plan Update
9:00PM	Executive Session – Personal Annual Review
9:30PM	Adjourn

	<b>CORRESPONDENCE</b>
	Town of Lexington Public Hearings (GREEN BOOK)

	<b>2020 MEETINGS</b>
Tuesday Jan. 28	7:30PM Planning Board Meeting, Select Board Room



# TOWN OF WINCHESTER

## OFFICE OF PLANNING DEPARTMENT

71 Mount Vernon Street  
Winchester, MA 01890

**BRIAN SZEKELY**

**Town Planner**

### January 14, 2020 Planning Board Meeting

#### PETITION 3898

#### 16 MAXWELL ROAD

Petitioner seeks a Special Permit under Section 3.5.5 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-10 zoning district and contains 5,615 SF.

	Requirement	Existing	Proposed
Lot Size	10,000 SF	5,615 SF	unaltered
Front Setback	25'	13.9'	unaltered
Rear Setback	15'	4.8' (garage)	unaltered
Side Setback	15'	4.8'   12.5'	unaltered   <b>12'</b>
Green Space	Min 35%	47.2%	unaltered
Hardscape	Max 35%	19.8%	1% change
Frontage	80'	<b>50'</b>	unaltered

Petitioner proposes to build an addition in the rear of the property where currently a 1-story portion of the house and portions of the rear deck are located. The property is nonconforming due to frontage, side setback, and square footage. Many of the houses on the east side of Maxwell Road are on small lots, with a majority of them being too close to the side property lines as well. The addition appears to have little to no affect on the neighboring property based on the size, scale and location of the proposed construction. I recommend favorable action with regards to this petition.



RECEIVED  
WINCHESTER ENG DEPT.

2019 DEC 20 AM 3:10

BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The WINCHESTER BOARD OF APPEALS will hold a PUBLIC HEARING on MONDAY, JANUARY 27, 2020 at 7:30 P.M. in the WINCHESTER ROOM, TOWN HALL, 71 MOUNT VERNON STREET, WINCHESTER, MA on the following matter:

PETITION NO. 3898 - That of JOE WESOLASKI concerning the property at 16 MAXWELL ROAD, WINCHESTER, MA: The petitioner is 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 5,615 +/- square feet.

WINCHESTER BOARD OF APPEALS

Petition may be viewed at the Building Department during regular office hours.

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

APPLICATION FOR  
ZONING HEARING

FORM 2

Application Date 12.1.19

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 16 MAXWELL ROAD    Zoning District RDB-10  
Area of Lot 5615    Frontage 50.00    Year Built APPROX 1920  
Street Frontage is  Public Way     Subdivision Control Way     Private Way

Petitioner's Name JOE WESOLESKI    Address 16 MAXWELL ROAD

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

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

Brief Description of Work:  
SMALL ADDITION TO REAR OF EXISTING HOUSE.

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) \_\_\_\_\_

JOSEPH & LORRIENNE WESOLOSKI

Address of owner of record 16 MAXWELL RD.

WINCHESTER, MA.

Title Reference:

(Unregistered land) Middlesex County Registry of Deeds; Book 62372, Page 147

(Registered land) Land Court Certificate of Title No. \_\_\_\_\_ Book \_\_\_\_\_, Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

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

1 - 1 STORY GARAGE

1 - 2 1/2 STORY SINGLE FAMILY HOME

Attorney, agent, or other representative acting for petitioner:

Name SCOTT W. ARNEY Address 1105 WILSON AVE #2E, CAMBRIDGE, MA.

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>1<sup>st</sup></u> day of <u>DECEMBER</u> , 20 <u>19</u> .	
SIGNATURE <u>[Signature]</u> (Petitioner/Agent)	SIGNATURE <u>[Signature]</u> (Property Owner/Agent)
Address <u>16 MAXWELL RD</u> <u>WINCHESTER, MA.</u>	Address <u>1105 WILSON AVE #2E</u> <u>CAMBRIDGE, MA. 02139</u>
Tel No. <u>617-875-6554</u>	Tel No. <u>617-420-2420</u>
Email address <u>JWESOLOSKI@GMAIL</u>	Email address <u>SWARNEY@GMAIL.COM</u>

Note: Do not attempt to discuss the merits of your case with any member of the Board of Appeals 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 JOE WESOLOSKI seeks a Special Permit

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

16 Maxwell Rd. 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:

REQUIRED SIDE LOT SETBACK IS 15'-0"  
EXISTING SETBACK IS 12'-6"

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:

ORIGINAL CONSTRUCTION IN THE EARLY 1900'S

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:

PROPOSED ADDITION WILL REMAIN IN  
ALIGNMENT WITH EXISTING STRUCTURE  
AND WILL NOT INCREASE THE NON-  
CONFORMITY OF THE HOUSE.

4.

(a) Community needs which are served by the proposal;

PROPOSED ADDITION MEETS GROWING NEEDS  
OF FAMILY, ALLOWING THEM TO REMAIN  
IN THEIR NEIGHBORHOOD.

(b) Traffic flow and safety, including parking and loading;

NO IMPACT ON PARKING OR LOADING.

(c) Adequacy of utilities and other public services;

NO IMPACT ON UTILITIES OR PUBLIC SERVICES.

(d) Impacts on neighborhood character, including the extent to which:

(i) Building forms and materials are compatible with the prevailing  
scale and character of buildings in the neighborhood;

FORMS & MATERIALS WILL MATCH EXISTING  
& BE COMPATIBLE TO NEIGHBORHOOD HOMES. PROPOSED  
ADDITION REMOVES AWKWARD FLAG AT REAR OF HOUSE.

(ii) Architectural features add visual character to the neighborhood (for  
example, dormers, lintels, bay windows, open porches, chimneys);  
and

HIP ROOF & EAVE DETAILS SERVE TO INTEGRATE  
ADDITION TO EXISTING HOUSE.

(iii) Patterns and proportions of windows are consistent;

ALL PROPOSED WINDOWS ARE CONSISTENT  
WITH EXISTING DOUBLE HUNG WINDOWS  
OF HOUSE.

(e) Adequacy of proposed screening and buffering;

SCREENING & BUFFERING IS NOT  
AN ISSUE AT THIS LOCATION.

(f) Impacts on the natural environment, including but not limited to, changes in  
topography, installation of retaining walls, or the removal of mature trees;

THERE WILL BE ZERO IMPACT ON  
VEGETATION OR TOPOGRAPHY.

Winchester Board of Appeals  
Form 2F

(g) Fiscal impacts, including impact on town services, tax base and employment;  
and

*ZERO IMPACT.*

(h) Impacts of Historic Resources, as defined in Section 10 of this Bylaw.

*ZERO IMPACT.*

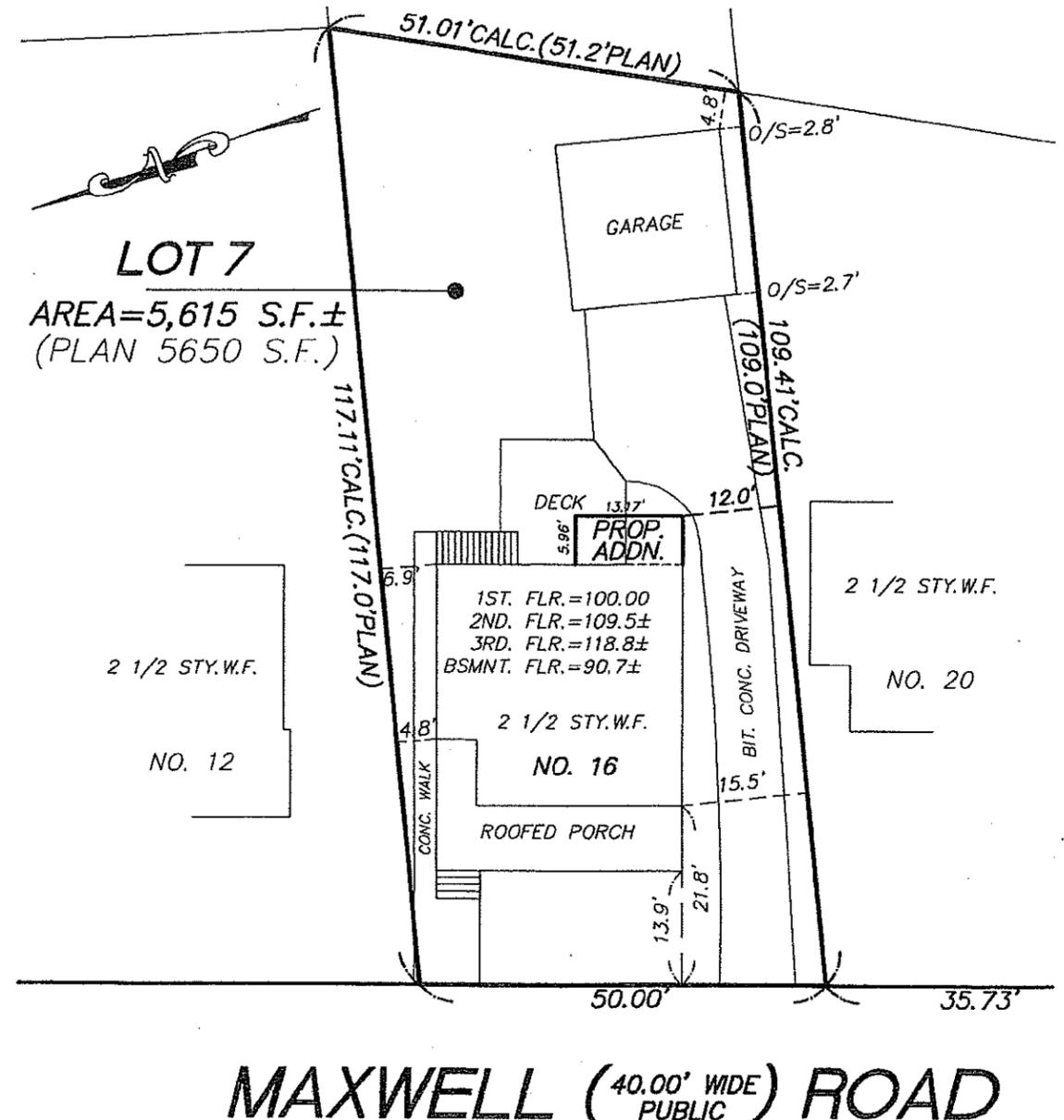
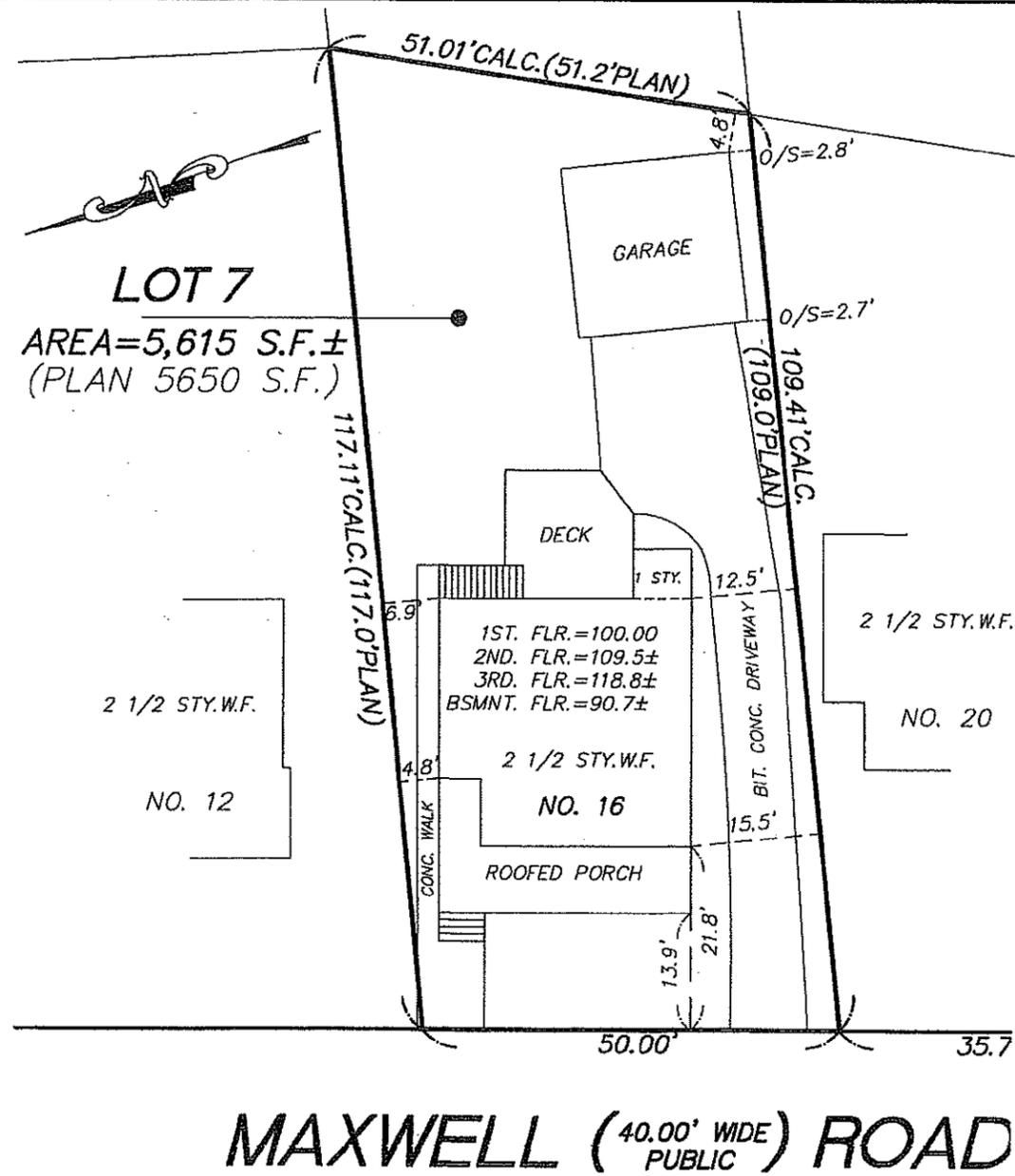
NOTE: It is anticipated that many of the above questions may be answered by the submission of plans.

If the SPGA disagrees with the recommendation of any other town agencies or officials, it shall explain its position in its written decision.

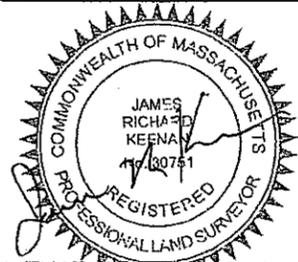
The rights authorized by a special permit expire two years from the date the decision is filed with the Town Clerk unless exercised or extended in accordance with the terms of Massachusetts General Laws, Chapter 40A, Section 9.

Date: 12.1.19

AGENT *[Signature]*  
SIGNATURE *[Signature]*  
(Petitioner/Agent)  
Address *1105 WINDSOR AVE #202  
CAMBRIDGE, MA 02139*  
Tel No. *617-622-2420*



EXISTING  
PROPOSED



I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN AND THAT THIS PLOT PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

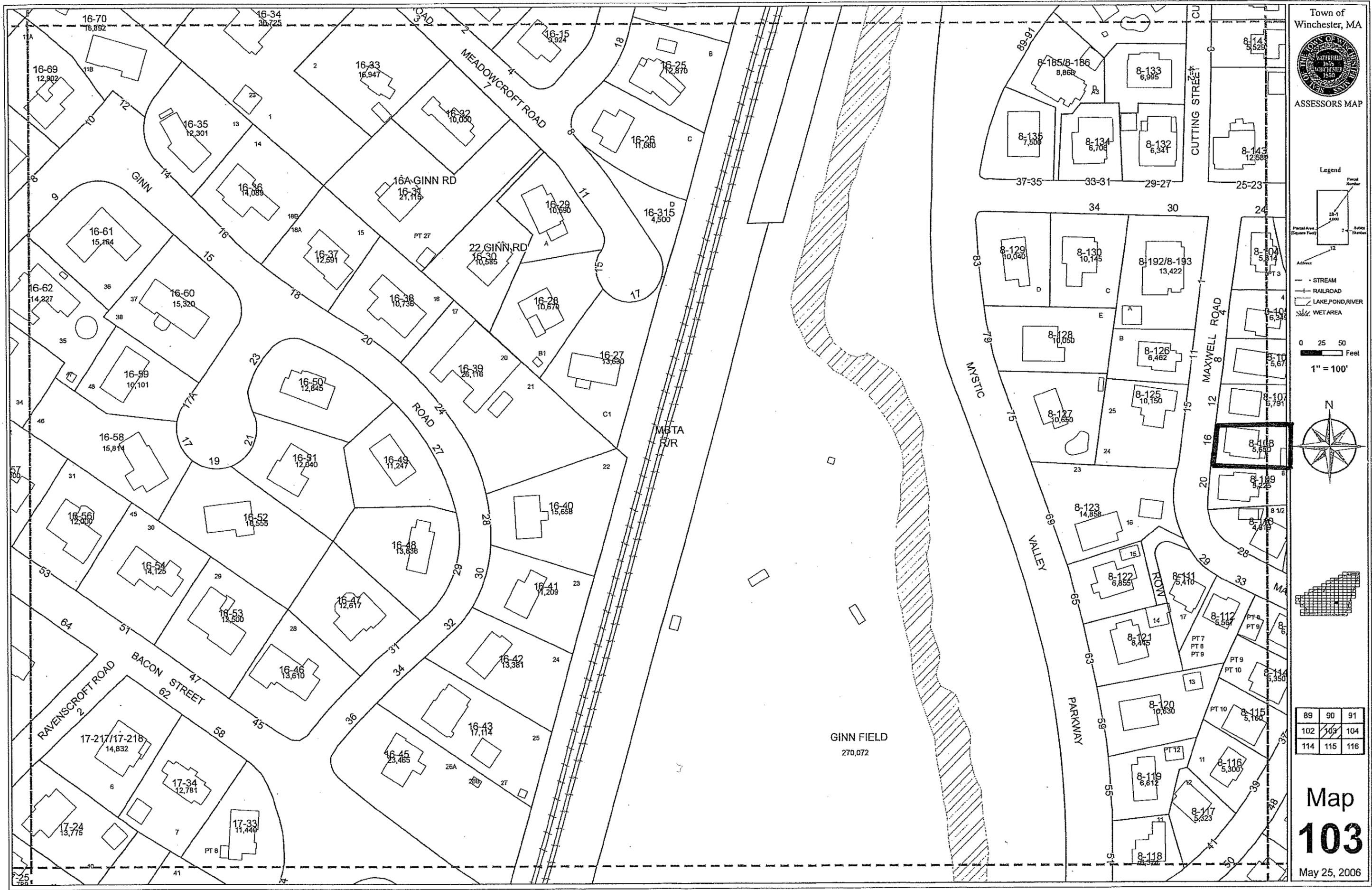
LEGEND	
STY. W.F.	STORY WOOD FRAME
BIT.	BITUMINOUS
CONC.	CONCRETE
S.F.	SQUARE FEET
PROP.	PROPOSED
ADDN.	ADDITION

EXISTING		PROPOSED	
OPEN SPACE	67.0%	OPEN SPACE	67.0%
GREENSPACE	47.2%	GREENSPACE	47.2%
HARDSCAPE	19.8%	HARDSCAPE	19.8%

PLOT PLAN  
IN  
WINCHESTER, MASS.

SCALE: 1 IN. = 20 FT.      NOVEMBER 26, 2019

KEENAN SURVEY  
8 WINCHESTER PLACE, SUITE 208  
WINCHESTER, MASS. 01890  
781-729-4213



Legend

- Parcel Area (Square Feet)
- Sublot Number
- Address
- Stream
- Railroad
- Lake, Pond, River
- Wet Area

0 25 50 Feet  
1" = 100'

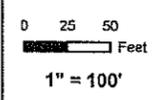


89	90	91
102	103	104
114	115	116



Legend

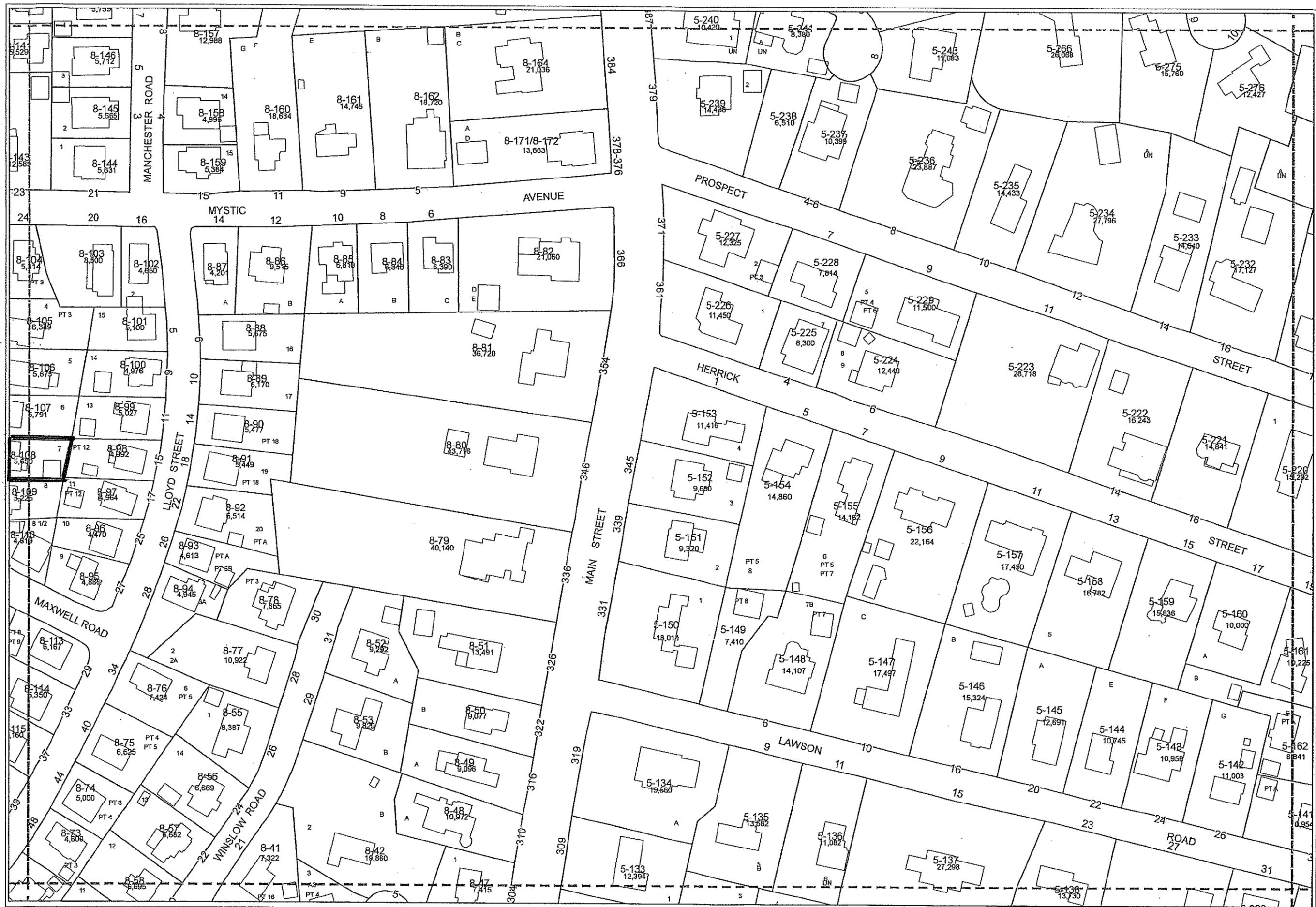
- Parcel Number
- 20-1-000
- Subc. Number
- Address
- STREAM
- RAILROAD
- LAKE/POND/RIVER
- WETAREA



90	91	92
103	104	105
115	116	117

# Map 104

May 25, 2006



**FULL-PERMIT -SET**  
**11-15-2019**

**SCOTT  
WILLIAM  
GRADY  
ARCHITECT**

**BOSTON**  
1105 Massachusetts Ave. #2E  
Cambridge, MA 02138  
Phone 617.620.2420  
Fax 617.354.8684  
Email swgrady@gmail.com

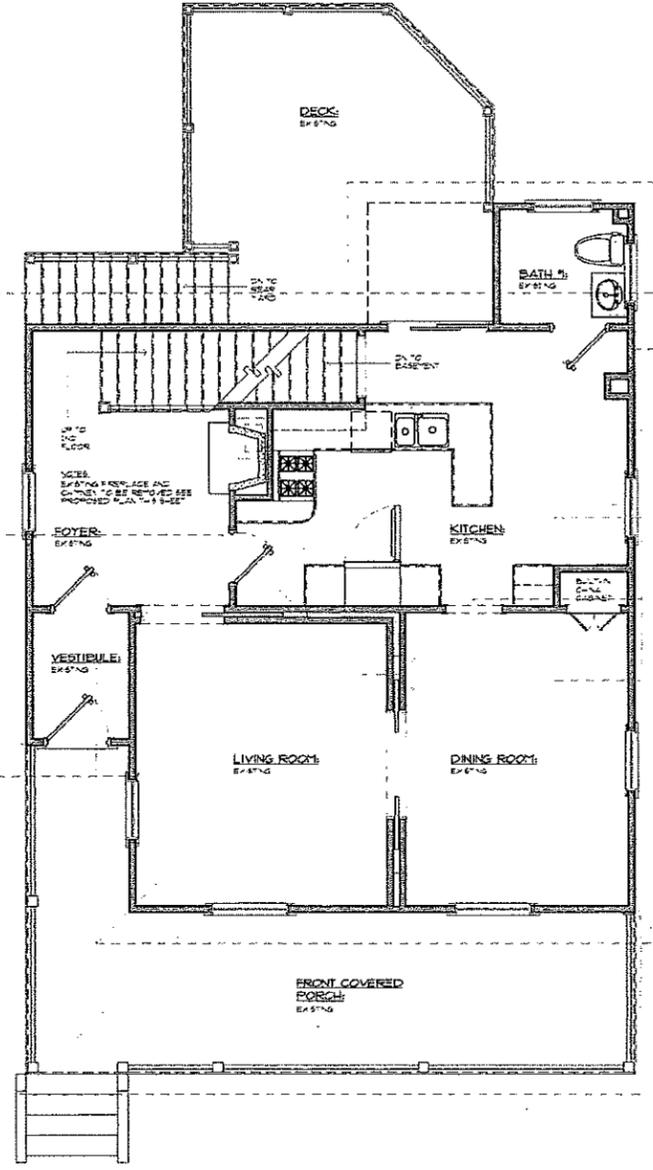
**CAPE & ISLANDS**

**CLIENT**  
**PROPOSED**  
**ADDITION AND**  
**RENOVATION FOR**  
**ADRIENNE AND**  
**BOB WESOLASKI**  
**TO RESIDENCE AT**  
**16 MAXWELL**  
**ROAD**  
**WINCHESTER, MA**  
**01890**

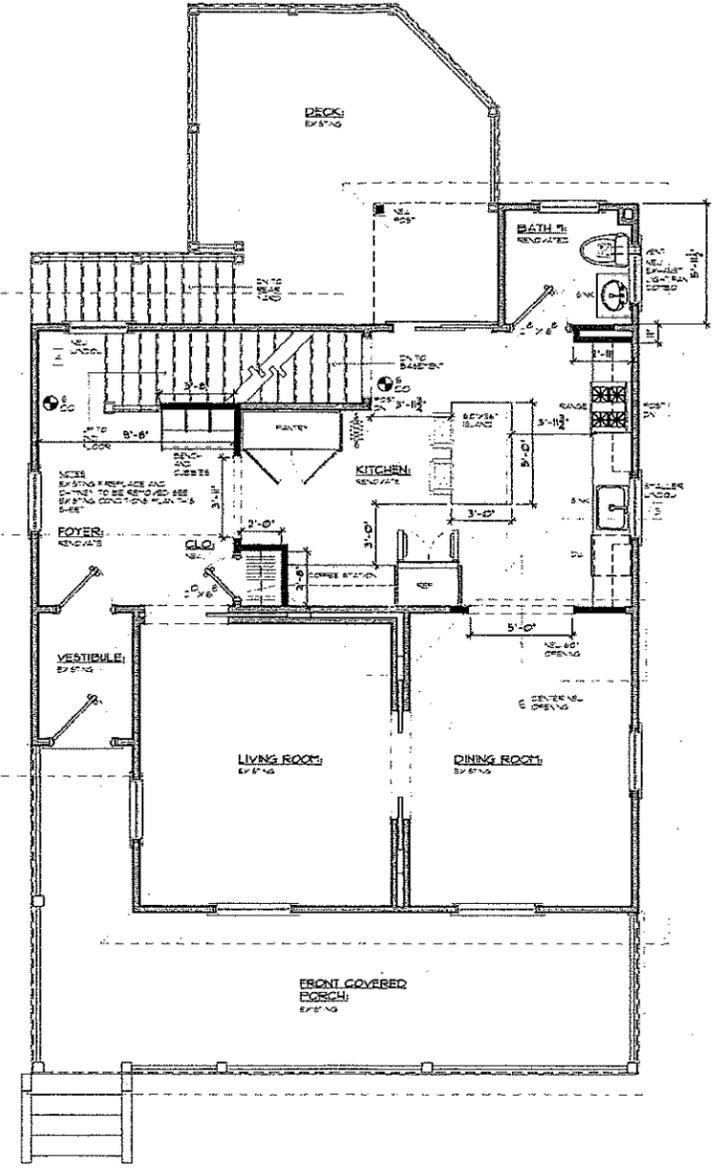
**DRAWN:** CCSOARES  
**DATE:** 11.15.2019  
**APPROV. BY:** SWGRADY  
**REVISED:**  
**SCALE:** AS SHOWN  
**JOB NO.**  
**TITLE:**  
**FIRST FLOOR PLANS AND**  
**NEW WALK-OUT BASEMENT**  
**VESTIBULE FLOOR PLAN**  
**AND FOUNDATION DETAIL**

**SEAL:**

**SHEET:**  
**A-1**

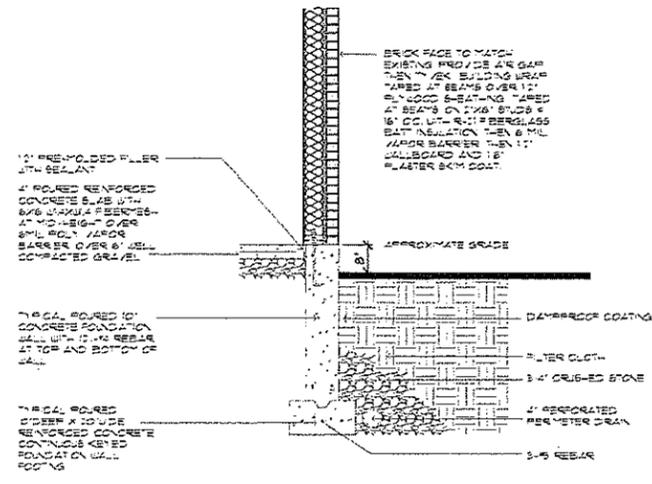


**1** EXISTING FIRST FLOOR PLAN (WITH DEMOLITION INDICATOR)  
SCALE: 1/4" = 1'-0"

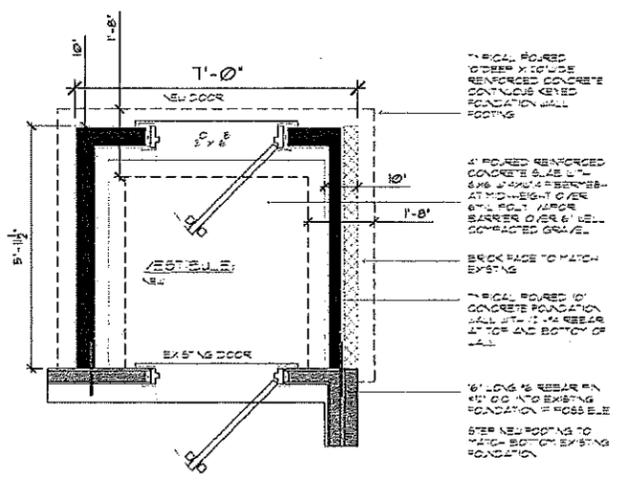


**2** PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

1	10'-0" x 10'-0" x 1'-0" OVER 1
2	10'-0" x 10'-0" x 1'-0" OVER 2
3	10'-0" x 10'-0" x 1'-0" OVER 3
4	10'-0" x 10'-0" x 1'-0" OVER 4
5	10'-0" x 10'-0" x 1'-0" OVER 5



**4** PROPOSED WALK-OUT BASEMENT WALL DETAIL  
SCALE: 1/2" = 1'-0"



**3** PROPOSED WALK-OUT BASEMENT VESTIBULE FLOOR PLAN  
SCALE: 1/2" = 1'-0"

**FULL-PERMIT -SET**  
**11-15-2019**

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ARCHITECT**

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01890

DRAWN: CCSOARES

DATE: 11.15.2019

APPROV. BY: SWGRADY

REVISED:

SCALE: AS SHOWN

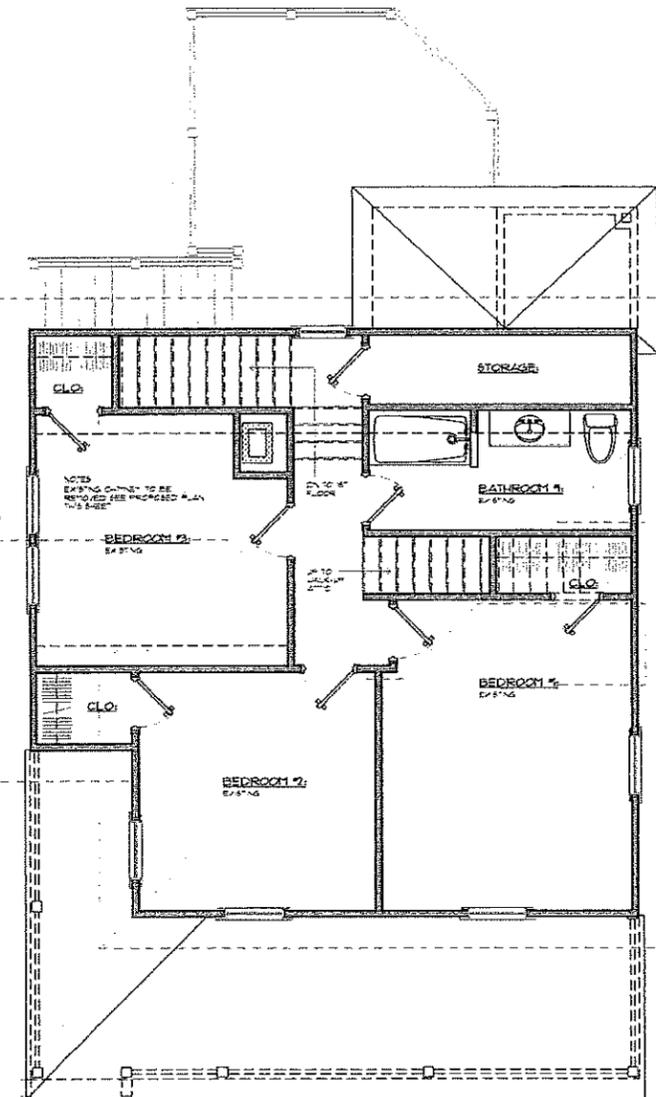
JOB NO.

TITLE:  
SECOND FLOOR PLANS  
AND FRAMING

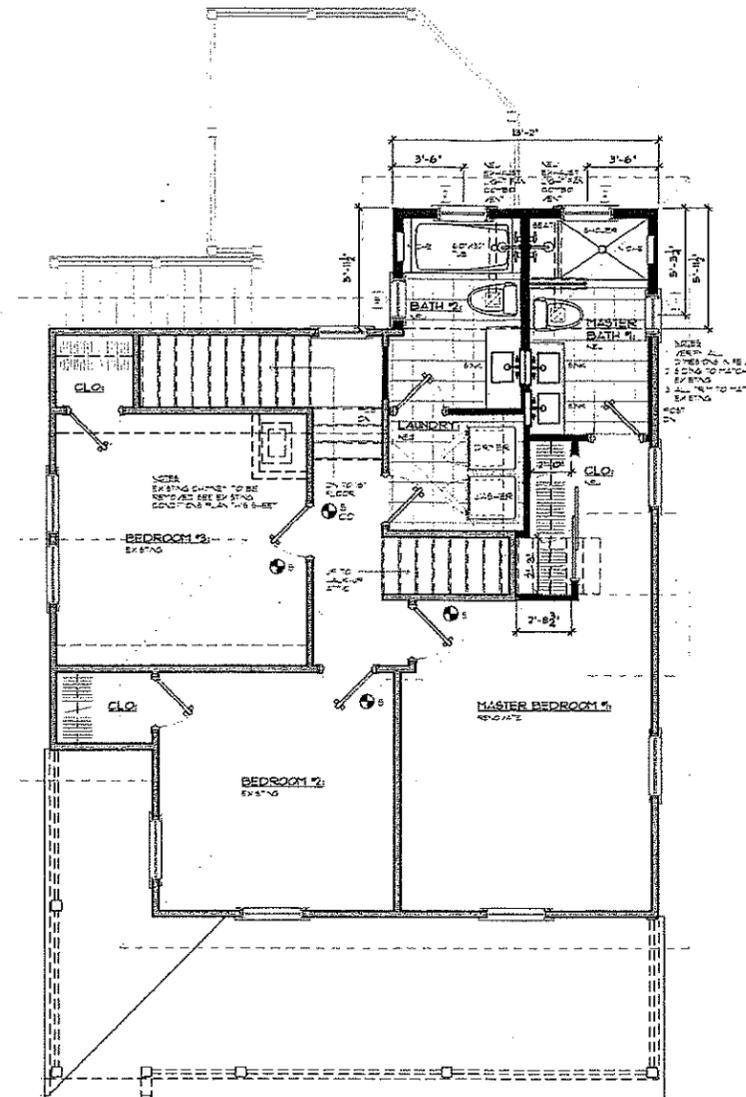
SEAL:

SHEET:

**A-2**

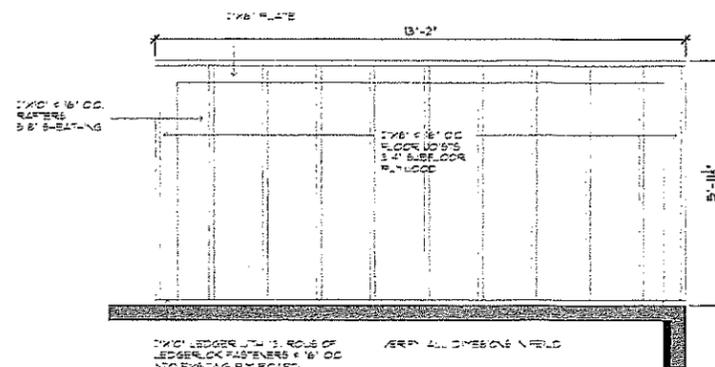


**1** EXISTING SECOND FLOOR PLAN (WITH DEMOLITION INDICATOR)  
SCALE: 1/4" = 1'-0"

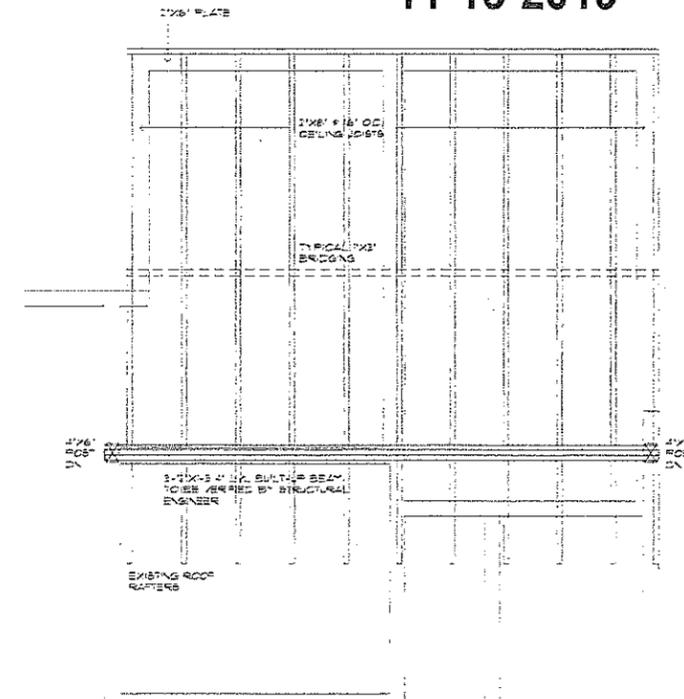


**2** PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

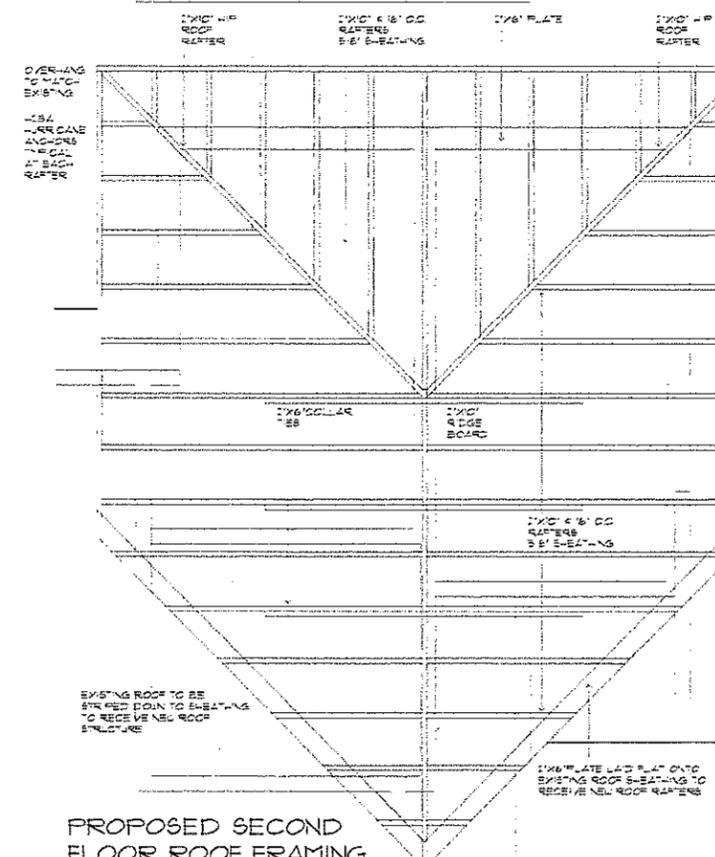
WINDOW SCHEDULE TO MAXWELL ROAD	
ALL WINDOWS TO BE MAXWELL STREET 8'-0" WIDE DOUBLE GLASS UNITS EXTERIOR FINISH - WHITE VINYL 8'x6" NOCK HARDWARE	
1	2'-0" x 4'-0" x 6'-0" OVER 1
2	4'-0" x 6'-0" x 6'-0" OVER 1 - 4'-0" x 6'-0" x 6'-0" OVER 1
3	2'-0" x 4'-0" x 6'-0" OVER 1
4	2'-0" x 4'-0" x 6'-0" OVER 1
5	2'-0" x 4'-0" x 6'-0" OVER 1



**3** PROPOSED SECOND FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**4** PROPOSED SECOND FLOOR CEILING FRAMING PLAN  
SCALE: 3/4" = 1'-0"



**5** PROPOSED SECOND FLOOR ROOF FRAMING PLAN  
SCALE: 3/4" = 1'-0"

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01890

DRAWN: CCSOARES

DATE: 11.15.2019

APPROV. BY: SWGRADY

REVISED:

SCALE: AS SHOWN

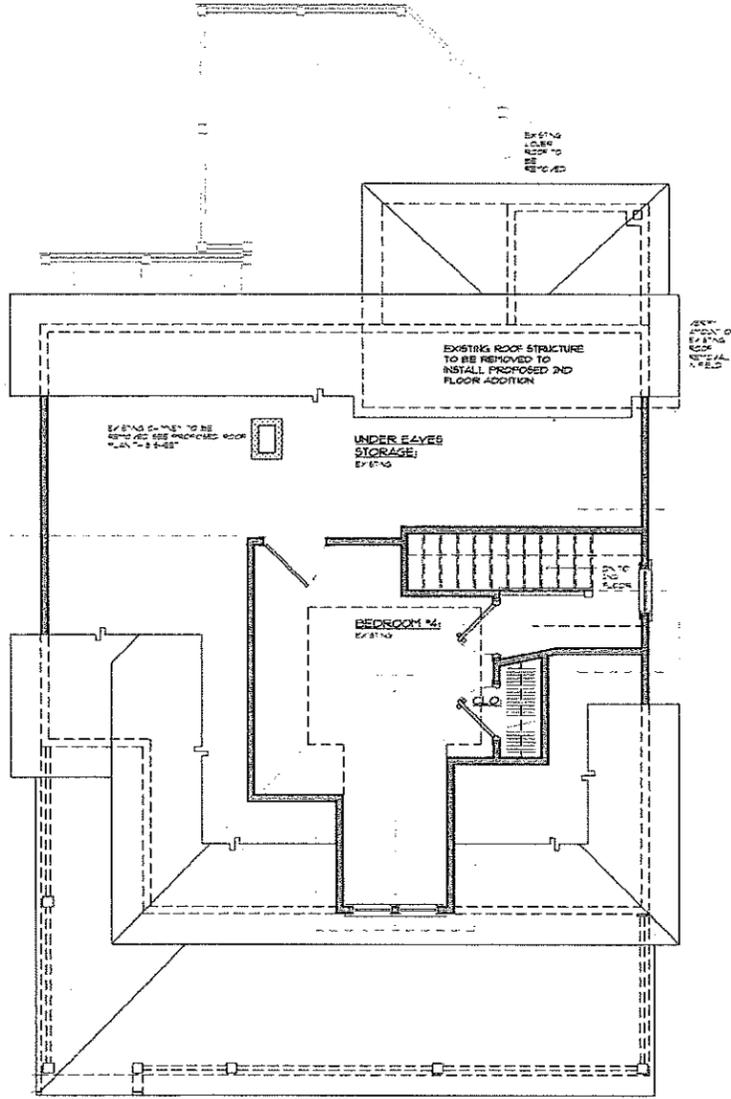
JOB NO.

TITLE:  
WALK-UP ATTIC FLOOR  
PLANS

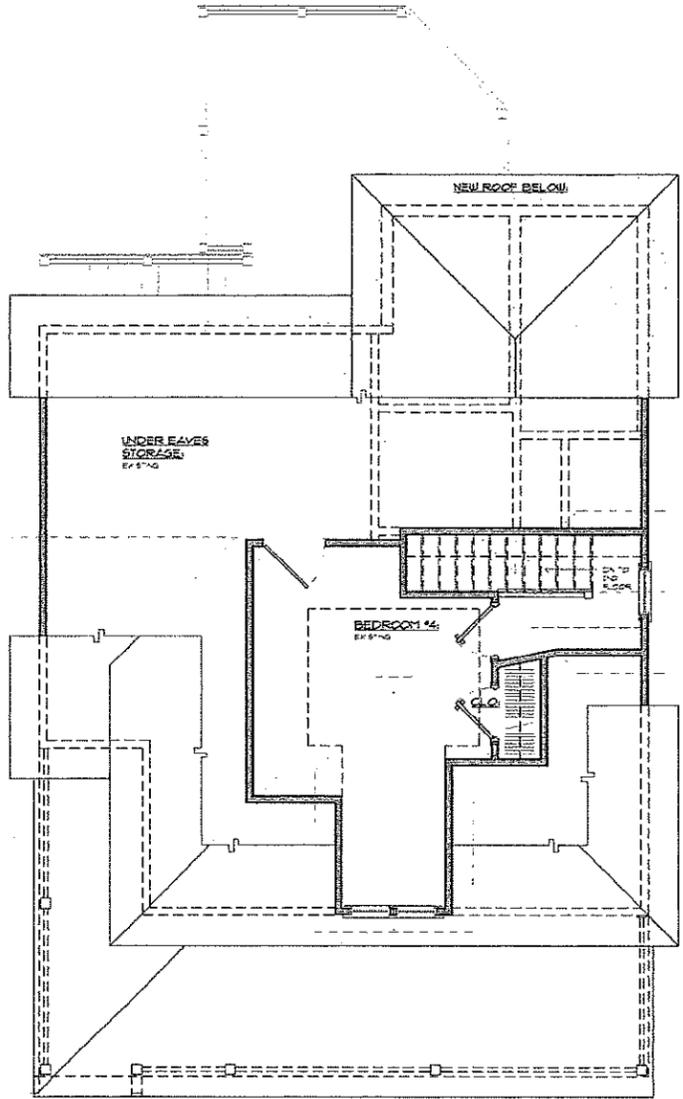
SEAL:

SHEET:

A-3



1 EXISTING WALK-UP ATTIC PLAN (WITH DEMOLITION INDICATOR)  
SCALE: 1/4" = 1'-0"



2 PROPOSED WALK-UP ATTIC PLAN  
SCALE: 1/4" = 1'-0"

FULL-PERMIT -SET  
11-15-2019

S C O T T  
W I L L I A M  
G R A D Y  
A R C H I T E C T

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DRAWN: CCSOARES

DATE: 11.15.2019

APPROV. BY: SWGRADY

REVISED:

SCALE: AS SHOWN

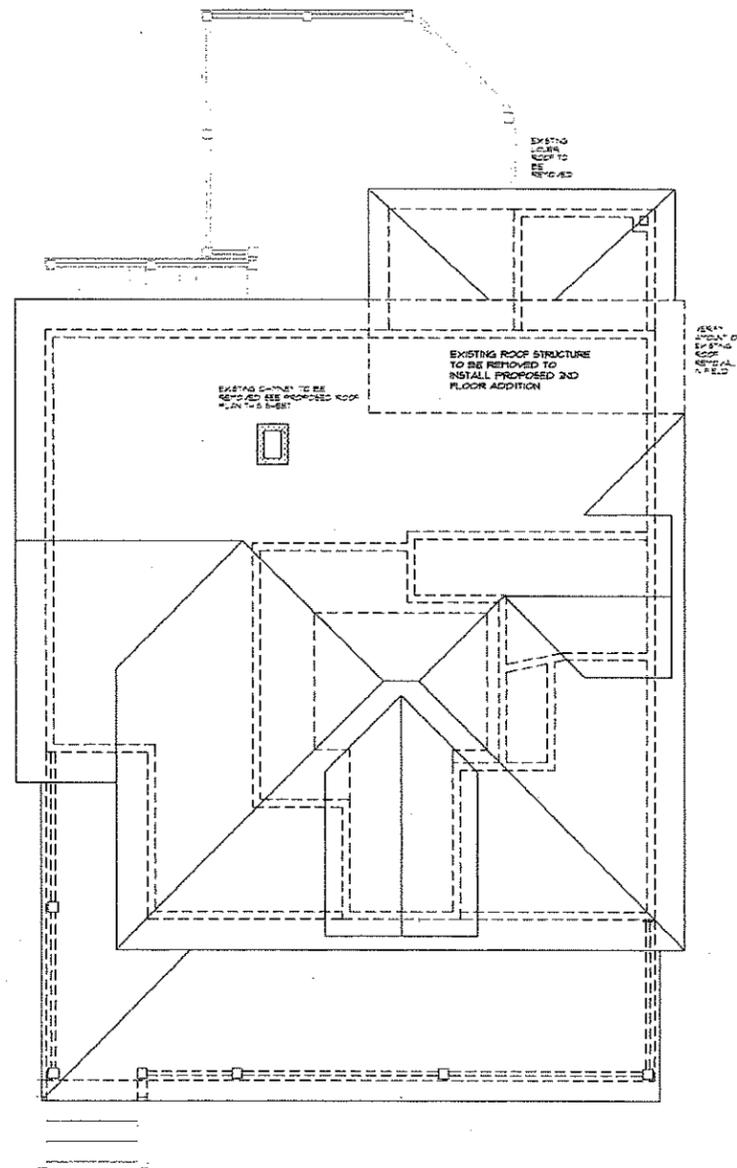
JOB NO.

TITLE:  
ROOF PLANS

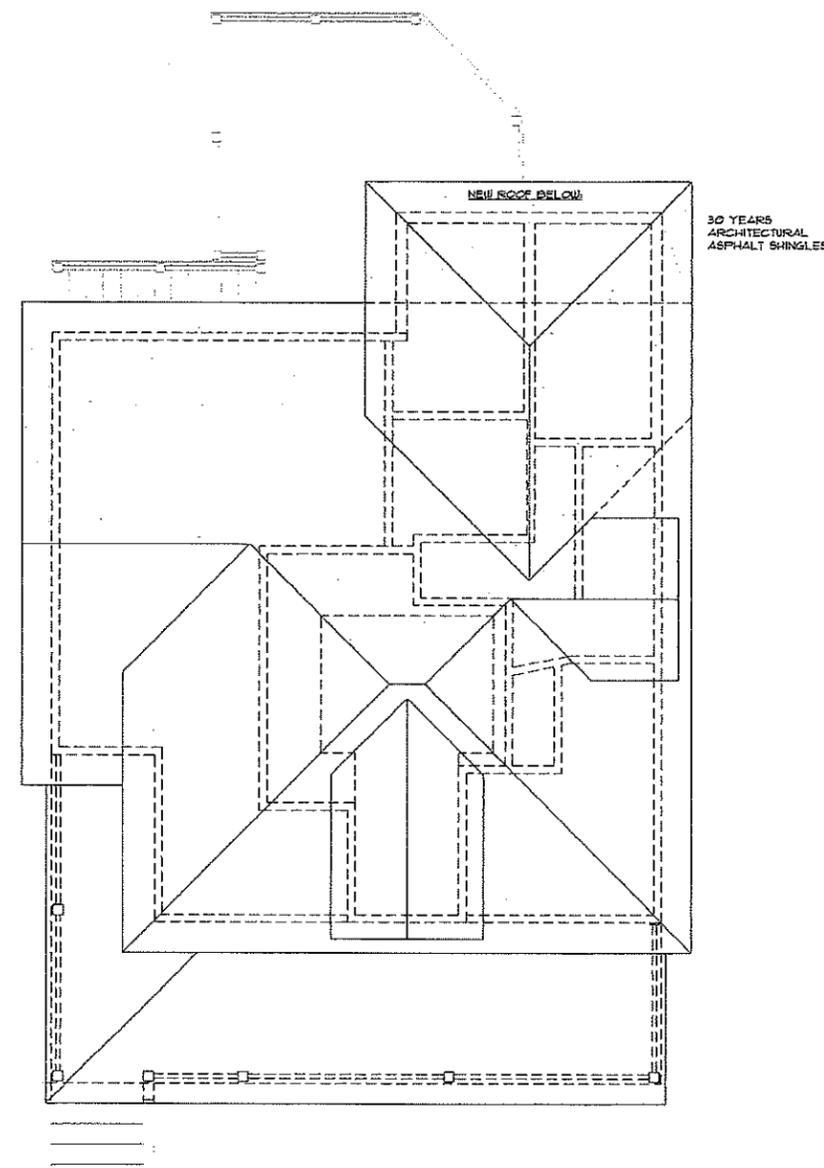
SEAL:

SHEET:

**A-4**

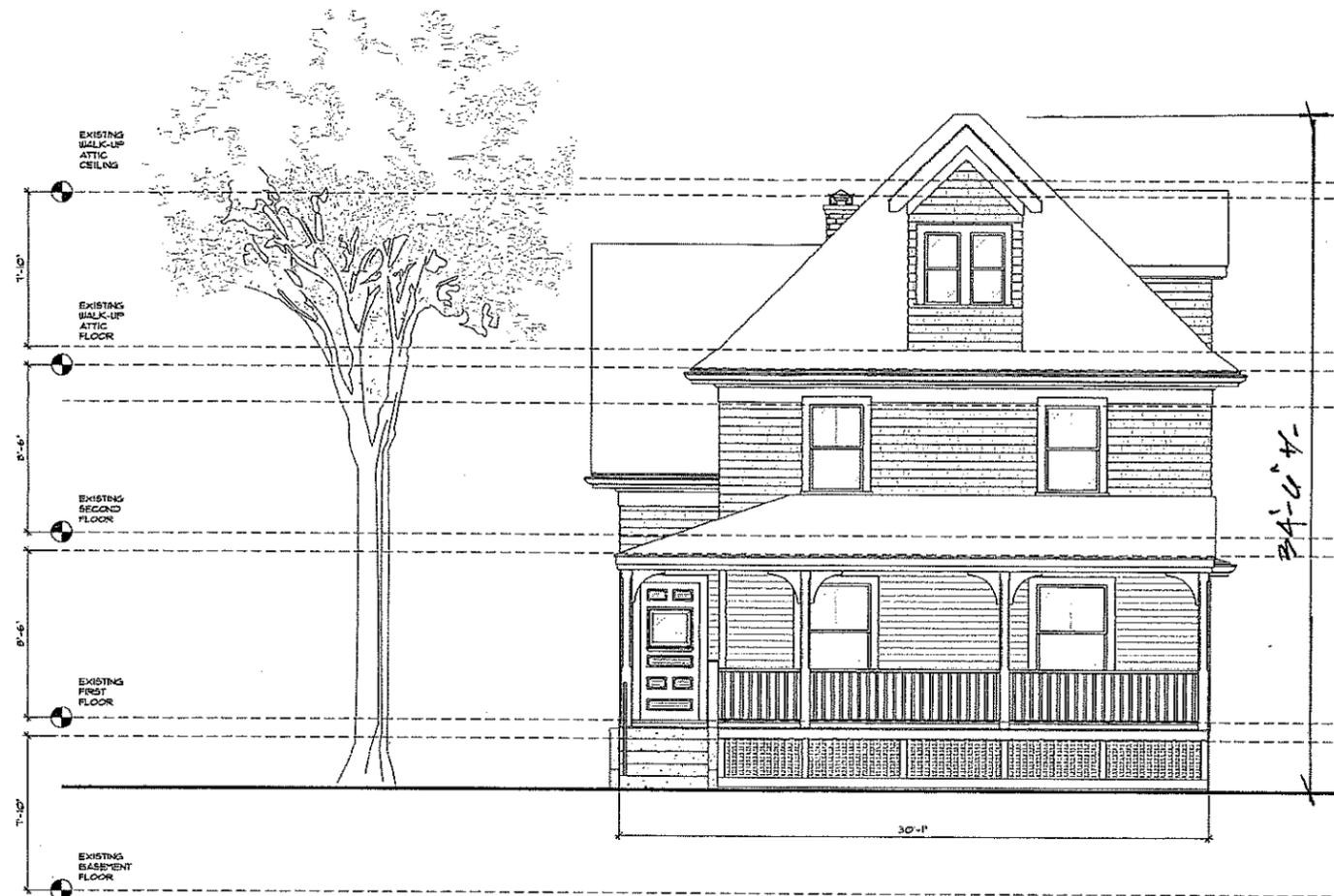


1 EXISTING ROOF PLAN (WITH DEMOLITION INDICATOR)  
SCALE: 1/4" = 1'-0"



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

FULL-PERMIT -SET  
11-15-2019



① EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"  
( NO CHANGE )

SCOTT  
WILLIAM  
GRADY  
ARCHITECT

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DRAWN: CCSOARES

DATE: 11.15.2019

APPROV. BY: SWGRADY

REVISED:

SCALE: AS SHOWN

JOB NO.

TITLE:  
EXISTING ELEVATION

SEAL:

SHEET:

A-5

FULL-PERMIT -SET  
11-15-2019

SCOTT  
WILLIAM  
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REVISED:

SCALE: AS SHOWN

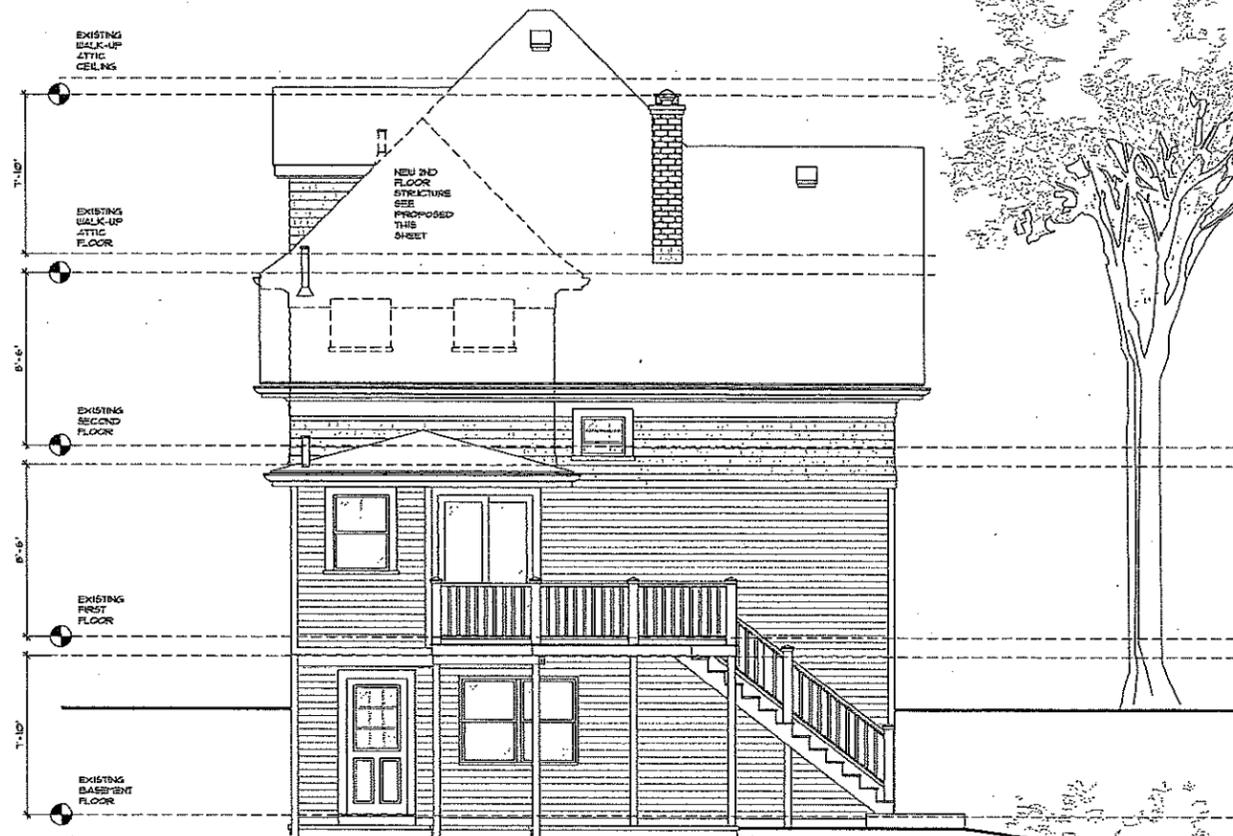
JOB NO.

TITLE:  
PROPOSED AND EXISTING  
ELEVATIONS

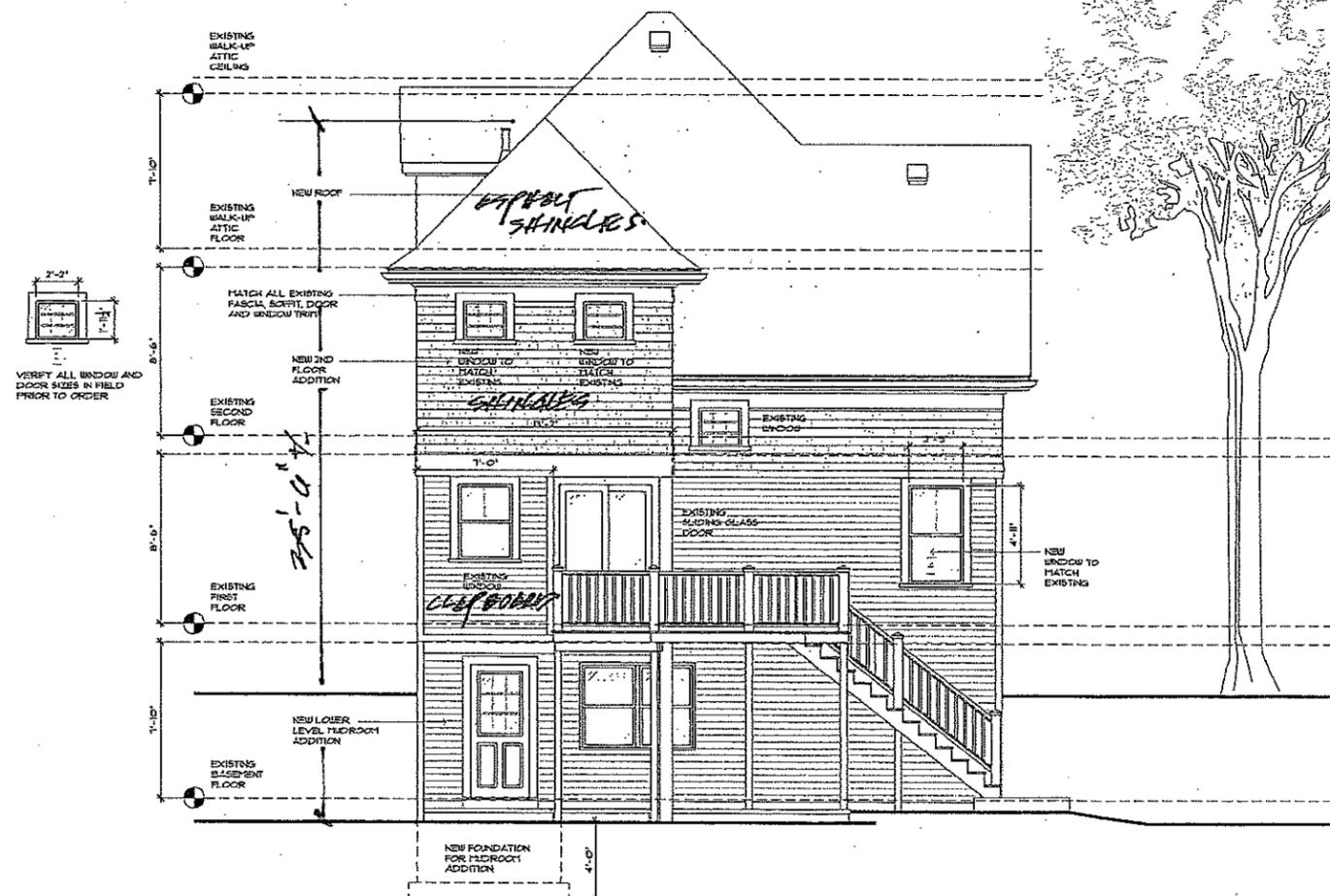
SEAL:

SHEET:

A-6



1 EXISTING REAR ELEVATION (WITH  
DEMOLITION INDICATOR)  
SCALE: 1/4" = 1'-0"



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

FULL-PERMIT -SET  
11-15-2019

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ARCHITECT

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CAPE & ISLANDS

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BOB WESOLASKI  
TO RESIDENCE AT  
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WINCHESTER, MA  
01890

DRAWN: CCSOARES

DATE: 11.15.2019

APPROV. BY: SWGRADY

REVISED:

SCALE: AS SHOWN

JOB NO.

TITLE:  
PROPOSED AND EXISTING  
ELEVATIONS AND  
SECTION

SEAL:

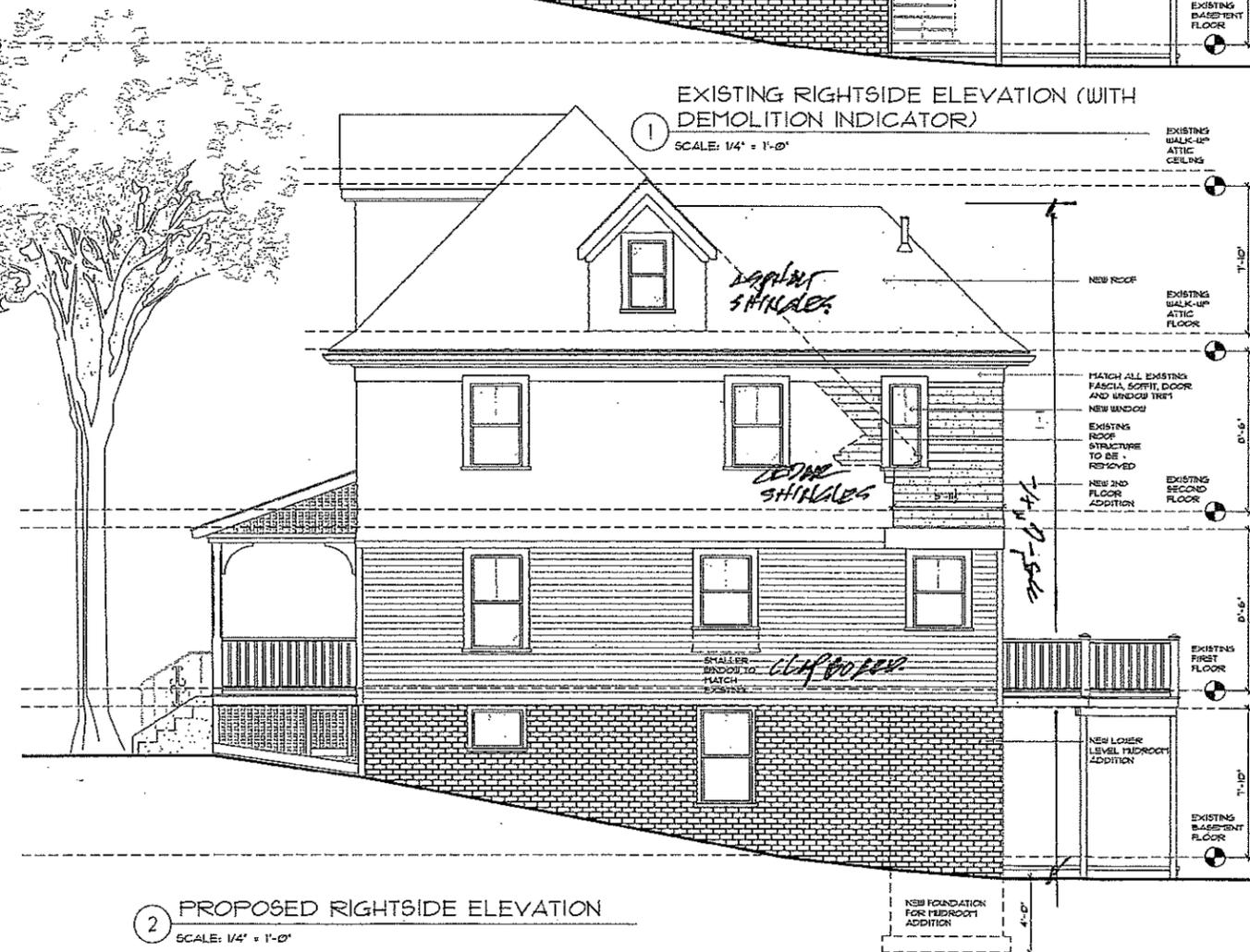
SHEET:

A-7

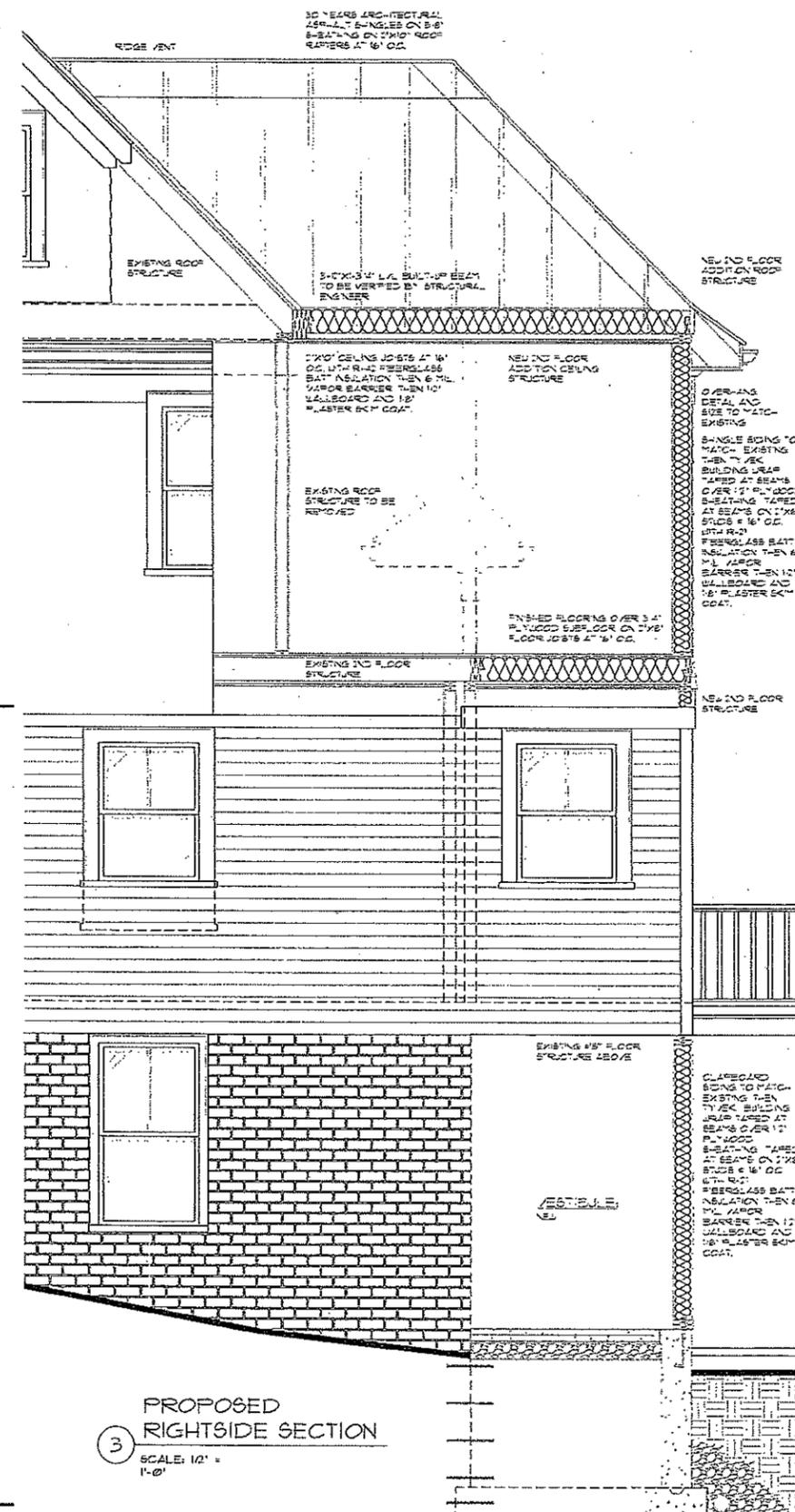


EXISTING RIGHTSIDE ELEVATION (WITH  
DEMOLITION INDICATOR)

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



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



PROPOSED RIGHTSIDE SECTION  
SCALE: 1/2" = 1'-0"

FULL-PERMIT -SET  
11-15-2019

SCOTT  
WILLIAM  
GRADY  
ARCHITECT

BOSTON

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CAPE & ISLANDS

CLIENT  
PROPOSED  
ADDITION AND  
RENOVATION FOR  
ADRIENNE AND  
BOB WESOLASKI  
TO RESIDENCE AT  
16 MAXWELL  
ROAD  
WINCHESTER, MA  
01890

DRAWN: CCSOARES

DATE: 11.15.2019

APPROV. BY: SWGRADY

REVISED:

SCALE: AS SHOWN

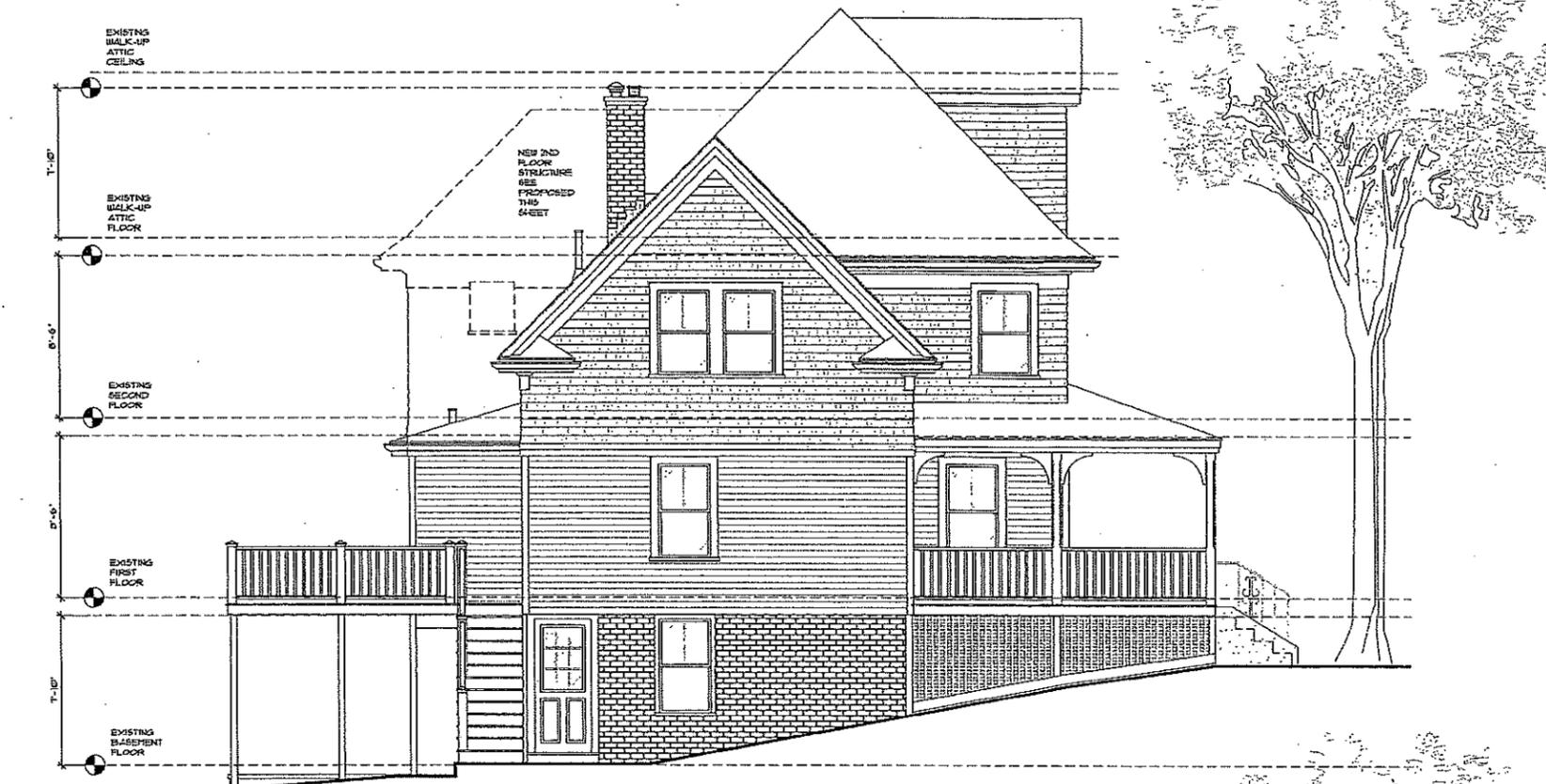
JOB NO.

TITLE:  
PROPOSED AND EXISTING  
ELEVATIONS

SEAL:

SHEET:

A-8



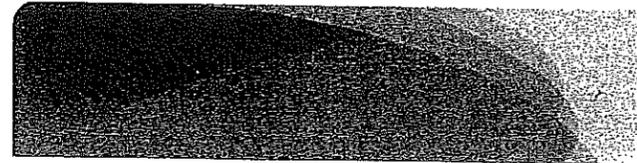
1 EXISTING LEFTSIDE ELEVATION (WITH  
DEMOLITION INDICATOR)

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



2 PROPOSED LEFTSIDE ELEVATION

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



Scott William Grady *Architect* Inc.

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Cambridge, MA 02138  
Phone: 617.620.2420  
swgrady@aol.com

1 December 2019

**TO:** Town of Winchester / Building Inspections Department

**RE:** Proposed Construction at 16 Maxwell Road

**SPECIAL PERMIT APPLICATION:**

**DRAINAGE:**

The proposed Construction replaces the footprint of an existing roof, therefore there will be NO additional surface area. There will be NO need to accommodate a drainage system for additional rainwater since there will be none.

**LANDSCAPING**

The proposed construction is primarily located at the second floor level. NO existing landscaping is being altered or removed at the ground level. The footprint of the new mudroom will be located on a existing paved area adjacent to the driveway.

