



TOWN OF WINCHESTER

Design Review Committee
Town Hall, Winchester, Massachusetts 01890

Juli Riemenschneider, RLA, ASLA, Chair
Ellen Spencer, Vice Chair
Adrian LeBuffe, LEED
Eileen Casciari, RA
Mary Grassi
Tracy Vartenigian Burhans
Jamie Devol, RA

DESIGN REVIEW COMMITTEE MEETING NOVEMBER 1, 2022 REMOTE PARTICIPATION

REVISED MEETING AGENDA, Tuesday, November 1, 7:00 pm, Virtual Via Zoom Link
Provided Below

- 1. 7:00-7:05 Approval of October 5th Meeting Minutes**
- 2. 7:05-7:20 Sign Permit - 7 Church Street Santander**
- 3. 7:20-7:35 Sign Permit - 165 Washington Street**
- 4. 7:35-7:55 18 Chester Street**

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.

- 5. 7:55-8:15 959 Main Street**

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.

6. 8:15-8:35 29 Calumet Road

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.

7. 8:35-8:55 ADU By Law – Discussion as to the wording and scope of design reviews.

8. 8:55-9:15 10-16 Mt Vernon Street

Preapplication discussion for project at 10-16 Mt. Vernon Street, John Leavitt and John McConnell, Architect.

9. 9:15-9:25 8 Bridge Street

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.

10. 9:25-9:45 326 Highland Avenue (Revised design)

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.

11. New and Old Business.

12. Adjourn

Town Clerk's Office is inviting you to a scheduled Zoom meeting.

Topic: Design Review Committee Meeting

Time: Nov 1, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/8683337717?pwd=ZlhwQlJmdS9HTEVBa0J1OTJ3MlFkZ09>

Meeting ID: 868 3337 7717

Passcode: 162691

One tap mobile

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Dial by your location

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