

Winchester Board of Appeals

Minutes of the February 17, 2023, meeting

Board members Feigenbaum, Simboli, and McGonigle were present.

The proposed revised application forms that had been circulated previously were approved for use by the Clerk.

The Board approved sending to the Planning Board a memorandum written by Feigenbaum setting forth a proposed position of the Board with respect to an amendment of section 3.5.5 of the Zoning Bylaw to be proposed by the Planning Board for adoption by the spring Town Meeting.

The Board approved sending to the Historical Commission a memorandum written by Feigenbaum of steps that would make recommendations of the Historical Commission more helpful to the Board of Appeals.

The Board approved the draft written decisions for 7 Prince (with some edits), 29 Calumet, 6 Wolcott, and 326 Highland.

The matter related to 316 Highland (3987) was continued to permit further interaction with the Engineering Department.

The 1 Winter Street project was approved unanimously (Feigenbaum, Simboli, and McGonigle). The decision will be written by McGonigle.

There was considerable discussion of the projects at 19 Verplast (3989) and 19 Hancock (3988) including discussion of the terms of the required preservation agreements. With respect to 19 Hancock Street the discussion included reference to water runoff issues, to the proposed swimming pool, and to other issues, and the matter was continued. With respect to 19 Verplast, the discussion included reference to the work to be done on the existing house, to the situation with respect to the possible size and shape of the lot to be created and the house that might be built on it, and to the economics of the proposal. The matter was continued.

The Board elected McGonigle as Vice Chair.