

Winchester Board of Appeals

Minutes of the April 20, 2023, meeting

Board members present were Feigenbaum, Simboli, Marino, and Andersen.

The Board elected Feigenbaum as Chair and Simboli as Vice Chair

The minutes of the meetings of January 26, 2023, and March 16, 2023 were approved.

A session of the hearing on the 3986 matter for 407 Highland Avenue was opened. After additional presentations and discussion, Simboli, Marino, and Andersen voted to approve the Site Plan. Feigenbaum recused himself.

The 3987 matter for 316 Highland Avenue was continued to the May meeting.

The 3994 matter for 40 Foxcroft was continued to the May meeting.

The 3988 matter for 19 Hancock was continued to the May meeting as the applicant was not present.

For the 3989 matter for 19 Verplast Avenue the applicant and the Board discussed the remaining requirements and then continued the matter to the May meeting.

With respect to the 3991 matter for 12 Manchester Road, the Board voted unanimously (Feigenbaum, Simboli, Marino) to grant a special permit because the applicant revised the proposal to remove a small corner of the garage. The result was an increase of the distance of the garage to the house to 15 feet obviating the need for a variance.

A hearing was opened on the 3993 matter, a Chapter 40B project at 87-89 Cross Street. The applicant's representatives made a brief presentation of the project. A schedule for future sessions of the hearing was discussed starting with a meeting on architectural design on May 10. The next topic will be traffic and Andersen and Town Counsel will work with the Clerk on hiring an independent consultant. There was a question whether a second application for a demolition delay would be required because the ownership of the property has changed. Town Counsel advised against this.

The Board discussed whether to authorize someone to speak at the Town Meeting in opposition to the Planning Board's proposed amendment of section 3.5.5 of the Zoning Bylaw. Only Feigenbaum and Simboli were in favor and Marino was opposed so Feigenbaum concluded that no one will speak on behalf of the Board.

The Board approved changes to the Board's application forms to accommodate and engage the Conservation Commission.

The Board then went into an executive session to discuss strategy for matter 3977 for 326 Highland Avenue, currently under appeal.

Following the executive session, the meeting was adjourned.