

Winchester Board of Appeals

Minutes of the May 18, 2023, meeting

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

On matter 3989 for 19 Verplast Avenue, the Board accepted the applicant's requested withdrawal without prejudice.

The Board also accepted the requested withdrawal in matter 3995 for 8 Abby Road (Lot 4).

The Board unanimously (Feigenbaum, Simboli, Marino) approved the site plan in matter 3987 for 316 Highland Avenue.

In matter 3988 for 19 Hancock, the applicant gave a brief report on his progress in working with the Engineering Department and on the preservation restriction agreement. The Board continued the matter to the July 20 meeting.

In matter 3996 for 17 Central Street, the application for a variance was continued and the applicant was urged to submit a different application. Feigenbaum recused himself.

The hearing in matter 3994 for 40 Foxcroft was reopened. The Board, the applicant, and the abutter conducted a lengthy discussion concerning the appropriateness of the size of the façade of the proposed house, the location of the driveway, and the stormwater management systems. Additional information is needed, and the Board urged the applicant and the abutter to discuss and try to resolve their viewpoints concerning these issues. The Board continued the hearing to the July 20 meeting.

A hearing was opened in matter 3997 for 1 Lowell Avenue. The applicant presented the project and a discussion followed regarding parking, traffic, and stormwater management. Additional information was requested about the relationship of the project to the condominium and the rights of other owners of units in the condominium and about other matters. The Board continued the hearing to July 20.