

Winchester Zoning Board of Appeals

October 19, 2023, Meeting Minutes

Present:

David Feigenbaum, Gerard Marino, Mark Andersen, and Harout Ghazarian

149 Highland Ave (4005)

Cynthia Greiner of 149 Highland Ave is seeking a special permit under by-law section 3.5.5 to construct additions to her nonconforming structure closer to the Lincoln St. property line than permitted.

Mr. Feigenbaum opened the hearing and expressed his approval of the petition. Ms. Greiner said the Historic Commission approved of her proposal, but the Planning Board said her proposal looked “too busy.” Design Review gave Ms. Greiner some specific requests to improve her proposal, such as moving the vent of the gas fireplace and getting 9x9 windowpanes instead of 12x12.

Ms. Greiner discussed her originally proposed hip roof on the left side of the house facing Highland Ave. She mentioned some additions to her proposal, including rebuilding the garage, insulating the sunroom, and a roof over the deck above the garage. She also mentioned adding a landing at the top of the stairs at the main entrance. Mr. Feigenbaum clarified that there is no hip roof in the current proposal.

Ms. Greiner said her new door would mimic the existing oak door with bevel glass above paneling. Mr. Feigenbaum asked for an elevation of the new door. The board agreed to make it a condition that Ms. Greiner’s new door be thermal with glass for the top panel. Ms. Greiner is going with Design Review’s recommendation to vent the gas fireplace from below.

Mr. Marino made a motion to approve Petition 4005. Mr. Feigenbaum clarified that the conditions regarding the panel glass and gas fireplace venting from the basement must be met. Approved unanimously (Feigenbaum, Andersen, Marino in favor).

Mr. Feigenbaum clarified that the board must write a decision that gets posted and stamped, which is followed by a twenty-day period for abutters to appeal the decision. Once those twenty days have passed, Ms. Greiner may request a building permit.

Mr. Marino clarified that Ms. Greiner must record the Board’s decision in the Middlesex County South Registry of Deeds to go forward in getting a building permit.

19 Hancock Street (3988)

Mr. Feigenbaum reopened the hearing on Petition 3988. The Clerk sent him a message that morning saying the petitioners are waiting for the 53G expert to submit a report which has not yet arrived. The board voted to continue Petition 3988 to November 16 (Marino, Feigenbaum, Andersen in favor).

Mr. Feigenbaum pointed out that if the November 16 meeting does get canceled due to town meeting, they would still have to show up to open Petition 3988.

### September 21<sup>st</sup> Meeting Minutes

A review of the September 21<sup>st</sup> meeting minutes revealed that quote attributions had been mixed up between Mr. Andersen and Mr. Ghazarian. Mr. Ghazarian will contact the Clerk with information about the changes to be made.

### 75 Bacon Street (3999)

The board gave positive feedback on the draft decision written by Mr. Andersen. Mr. Andersen will sign it and send it to the Clerk the next morning.

### 7 Wedgemere Ave (4004)

The Board discussed the draft decision written by Mr. Ghazarian. Mr. Ghazarian stated that he did not receive a memo with Design Review's findings, and that he only found them in the minutes of the Design Review Committee's meeting.

The board unanimously approved Mr. Ghazarian's draft decision. Mr. Ghazarian will sign the document, scan it, and send it to the Clerk.

Mr. Feigenbaum made a motion to adjourn the meeting. Approved unanimously (Marino, Andersen, Feigenbaum in favor).



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David Feigenbaum, Chair

Date: November 21, 2023