

WINCHESTER, MA CENTER BUSINESS DISTRICT (7.3)

Special Permit Application: Form D (Dimensional Special Permit)

Application Date: **August 30, 2018**

Property Address:
648-654 Main Street and 63 Vine Street

Subzone:
 East Core.....
 Town Common.....
 North Core.....
 Museum.....

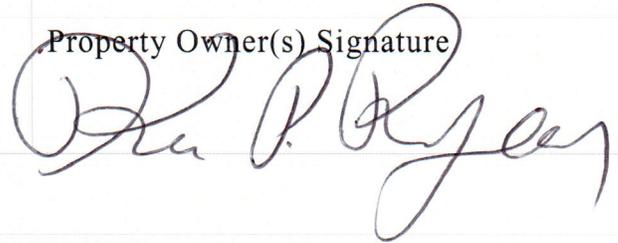
Lot size: **18,708 SF**

Current Use: **Retail Store and Storage**

Property Owner(s) Name and Address

Fells Realty Inc.

Property Owner(s) Signature



Assigned Application #: CBD-

Date of Pre-Application Meeting with Town Planner: **May 23, 2018**

Historic Structure according to Map 7.3.4? **Yes** **No**

Zoning Compliance

Requirement	Current	Proposed
Height:	2.5 stories Approx. 28'	56.18 feet above mean grade of each side
Open Space %:	73.56 %	37.31%
Front Setback:	0-.20 FT	.33 FT
Rear Setback:	N/A – no rear yard	N/A no rear yard
Side Setback:	15.2 FT	16.1 FT 3.4 FT 40.21
Floor-Area-Ratio:	.352	2.48
Gross Floor Area:	4131 SF	46415 SF
Frontage	49.5 FT Main Street 76.75 Vine Street	115.75 Main Street 63.83 Vine Street 77.25 Elmwood Avenue

TITLE REFERENCE

(Unregistered land) Middlesex County Registry of Deeds; Book__08878, Page 447

(Registered land) Land Court Certificate of Title No. _____ Book _____, Page _____

Date of Recording: 12/21/1956

Petitioner **Seaver Properties LLC** seeks a Special Permit

under Section 7.3 of the Winchester Zoning By-Law for the property located at

648-654 Main Street and 63 Vine Street and asks that the Planning Board make the following

findings of fact in accordance with the Winchester Zoning By-Law and Massachusetts General Laws, Chapter 40A, Section 9.

1. The use to which the Petitioner seeks to put this property is allowable by Special Permit pursuant to Section 7.3 of the Winchester Zoning By-Law and the "Table of Uses" thereunder as follows:

Group IV- Commercial – "Mixed Uses"

2. The proposal makes satisfactory provision and arrangement for ingress and egress to the property and proposed structures, with particular reference to automotive and pedestrian safety and convenience, traffic flow, and control and access in the case of fire or catastrophe, as follows:

Residential vehicular traffic will enter and leave the property by way of a single driveway on Vine Street. Residential and retail foot traffic will reach the building by way of public and private sidewalks accessing the various doorways. Retail deliveries will happen off hours on Main Street as the do at present. Emergency vehicles will have access to three sides of the building by way of public ways and the property driveway.

3. The proposal makes satisfactory provision and arrangement for off-street parking and loading areas, with particular attention to the economic, noise, glare or odor effects of the Special Permit on adjoining properties and properties generally in the zoning district, as follows:

Twenty two of twenty nine parking spaces will be located within two enclosed garages. Seven on grade spaces will be screened with plantings and fencing. Retail loading will take place off hours on Main Street as it does presently for the same use.

4. The proposal makes satisfactory provision and arrangement for refuse collection or disposal and service areas, as follows:

Residential recycling and trash will be collected in roll away containers located in the main garage. The waste hauler will roll the containers out to a truck located in the main

driveway for emptying. These pickups will be scheduled to minimize disruption to unit owners and neighbors.

Retail waste will be stored within the premises until picked up and removed by a private hauler. These pickups will be scheduled to minimize disruption to unit owners and neighbors

5. The proposal makes satisfactory provision and arrangement for screening and buffering, with reference to the type, dimensions, and character of the use, as follows:

The residential use is compatible with the adjacent uses and will be screened by planted green areas at the rear of the building.

6. The proposal makes satisfactory provision and arrangement for signs, if any, and exterior lighting, with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district, as follows:

Illuminated retail signage will be located on the cast stone band above the awnings on the Main Street façade.

Illuminated Residential address and building identification signage will be located on the canopy above the residential entrance on Elmwood Avenue.

The residential lobby tower will have continuous LED up lighting at the fifth floor level to highlight the cornice.

Wall lighting will be used to provide security lighting at project walks and outdoor areas
Modest signage restricting access to the parking areas will be located at the parking access points.

7. The proposal makes satisfactory provision and arrangement for the general compatibility with adjacent properties and other property in the district as follows:

The principal use, residential living units, is compatible with the adjacent residential area.
The retail use is a continuation of the existing retail use on the property.

PROJECT NARRATIVE

****ATTACH EXISTING CONDITIONS PHOTOGRAPHS, ARCHITECTURAL/LANDSCAPE/SITE PLANS, ELEVATIONS, AND ANY OTHER EXTERIOR DETAILS AND MATERIALS PLANS DEEMED NECESSARY BY TOWN PLANNER (USE ADDITIONAL SPACE ON NEXT SHEET IF NECESSARY)**

See attached.

Project Narrative includes:

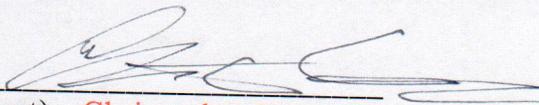
- Project Description
- Existing Conditions Photographs
- Locus Plan
- Site Development Plan
- Building Development Program
- Phasing Plan
- Traffic and Parking Plan
- Historic Conservation Plan
- Housing Plan
- Zoning Approvals Required
- Planning Objectives Summary

Additional Documents:

- Existing Conditions Plan
- Basement Plan
- Ground Floor Plan
- Second Floor Plan
- Third Floor Plan
- Fourth Floor Plan
- Fifth Floor Plan
- Elevations (2 sheets)
- Views (2 Sheets)
- Open Space and Landscape Plan
- Site Utilities Plan
- Storm Water and Flood Mitigation Plan

Signed as a statement of fact under the pains and penalties of perjury, this **30 th** day of **August**, 2018.

SIGNATURE



(Petitioner/Agent) **Christopher H. Mulhern for Harrison Mulhern Architects**

Address **611 Main Street, Suite 300, Winchester, MA**

Tel No. **781.729.3700**