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BOARD OF APPEALS

Decision No. 3930

9-11 Webster Street

Name of Petitioner: Joanne Pywell and William W. Corcoran, Trustees of David C. Pywell Realty Trust

Application For: Site Plan Review under Section 9.5.1 (6) of the Winchester Zoning By-Law so as to be permitted to construct an addition to an existing two-family dwelling where the total floor area of the two-family dwelling and garage will be greater than 3,600 square feet. The property is located in the RG (General Residence) zoning district and contains 13,152 +/- square feet.

Date of Hearing: March 18, 2021

Board of Appeals: Kevin Sarney, Dorothy Simboll and Mark Regan

Decision: Granted

Vote of the Board: Unanimous

Conditions: The following conditions apply to the grant of this Site Plan Review/Special Permit:

1. Construction of the proposed addition shall be in substantial conformity with the plans, as revised, and information submitted with the petition, including the following:
 - a. Form 2 Application for Zoning Hearing dated December 16, 2020
 - b. Form 2D Special Permit/Site Plan Review dated December 16, 2020
 - c. Town of Winchester Assessors Map 52 and 64, dated May 25, 2006
 - d. Site Survey/Plot Plan by Medford Engineering and Survey, 15 Hall Street Medford, MA 02155 (dated September 18, 2020).
 - e. Proposed Plot Plan (dated January 4, 2021) by Medford Engineering and Survey.
 - f. Site Plan of Land (Infiltration and Stormwater Plans) by Medford Engineering and Survey (dated December 28, 2020).
 - g. Massachusetts Cultural Resource Information System for 9-11 Webster Street

- h. Massachusetts Historic Commission Form B-Building (dated January 1979).
- i. Twelve-page set of plans prepared by Space Craft, 5 Raymond Street, Lexington, MA 02421, (dated December 30, 2020), including the following:
 - i. EC1.1 Existing Basement and First Floor
 - ii. EC1.2 Existing second and Third Floor
 - iii. ESF1.1 Existing Square Footage Calculation
 - iv. EC2.1 Existing Elevations, Front and Left
 - v. EC2.2 Existing Elevations, Right and Rear
 - vi. A1.1 First Floor Plan
 - vii. A1.2 Second Floor Plan
 - viii. A1.3 Third Floor Plan
 - ix. A1.4 Roof Plan
 - x. A2.1 Exterior Elevations, Front and Left
 - xi. A2.2 Exterior Elevations, Right and Rear
 - xii. SF1.1 Proposed Square Footage Calculation
- j. Twenty-two pages Site Plan Review, analysis and graphics, by Space Craft (dated February 18, 2021), including the following:
 - i. Z1 Proposed addition/ Renovation (3D rendering)
 - ii. Z2 Existing and Proposed Rendering
 - iii. Z3 Four color photo of the existing house
 - iv. Z4 Proposed Planting Plan
 - v. Z5 Scale: Tangible Components
 - vi. Z6 Minimize Unreasonable Departure
 - vii. Z7-Z22 16 pages of comparison of houses in the neighborhood for Character, Materials and Scale
- k. Twenty-two pages of Drainage and Stormwater Analysis by Anthony A. Esposito, PE, 55-7 South Meadow Village, Carver, MA 02330 (dated December 25, 2020)
- l. Revised Plot Plans- Option C (dated March 4, 2021) by Medford Engineering and Survey.
- m. Revised Plans, by Space Craft, dated March 8, 2021, including the following:
 - i. A1.1 First Floor Plan
 - ii. A1.2 Second Floor Plan
 - iii. A1.3 Third Floor Plan
 - iv. A2.1 Exterior Elevations, Front and Left
 - v. A2.2 Exterior Elevations, Right and Rear
- n. Letters supporting the proposed addition from two neighbors.

- o. Sixty eight page electronic summary of all of the petitioner's revised plans, dated March 18, 2021.
2. Comply with Winchester Engineering's comments on water infiltration and stormwater remediation.
3. Modify casement windows in the left rear, first and second story windows, to be double hung windows as agreed in the design revisions of March 8, 2021.
4. All representations made by the petitioners at the public hearing and not memorialized are hereby incorporated into the decision.

Facts:

The petitioner owns the property located at 9-11 Webster Street. The structure is a two-family residence. The owners of the property want to create a two-and-a-half story rear addition and add a detached garage to the corner of the property. The addition will include a small mudroom, a covered porch, stairs, and a more gracious entry area. The style of the addition will be in keeping with the original details of the house and will include decorative shingles, dormers, and a simple hip roof.

The Winchester Engineering Department submitted a memorandum (dated March 9, 2021). The proposed work increases the impervious area by over 250 square feet. The petitioner has proposed an infiltration system. The plans also call for a curb cut modification. Engineering responded with nine comments that need to be addressed (four comments on the Drawing Site Plan and five comments on the Infiltration Drainage Calculations). Additionally, Engineering responded with seven general conditions regarding the design of the infiltration system.

The petition was reviewed by the Winchester Planning Board (dated March 11, 2021). It recommended favorable action by a vote of 5-0, based on the revised plans dated March 8, 2021 (a revision of the original design that the Board reviewed on March 2, 2021).

The revised plans dated March 8, 2021 for Petition 3930 were reviewed by the Winchester Design Review Committee on March 10, 2021, and the DRC voted for favorable action 7-0, with no conditions.

The application was reviewed by the Winchester Conservation Commission Administrator (dated February 16, 2021) and determined that the Commission had no jurisdiction over the project as proposed.

The petition was reviewed by the Winchester Historical Commission (dated March 8, 2021) and the Commission found that the plans as submitted have no adverse effect on a historical or cultural resource with the following condition:

- A double-hung sash will be inserted into the rear left first and second-story windows on the elevation, replacing the existing single lite casement windows.

Discussion:

New construction or expansion of one or more buildings resulting in floor area equal to or greater than 3,600 square feet in the RG-6.5 zoning district requires a Site Plan Review from the Board of Appeals.

Site Plan Approval shall be granted only upon determination by the Board that the plan meets the following standards. The Board may impose reasonable conditions at the expense of the applicant to implement these standards. New building construction and other site alterations shall be designed, after considering the qualities of the specific location, the proposed land use, the design of the buildings, grading, egress points, and other aspects of the development, so as to:

1. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places;
2. Minimize any adverse effect on any Historic Resource;
3. Minimize the volume of cut and fill, the number of removed trees six inches in caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, soil erosion, and threat of air and water pollution;
4. Provide adequate storm water management and other utilities consistent with the functional requirements of the Planning Board Subdivision Rules and regulations;
5. Maximize pedestrian and vehicular safety both on the site and egressing from it;
6. Provide adequate access to each structure for fire and emergency service equipment;
7. Minimize obstruction of scenic views from publicly accessible locations;
8. Minimize visual intrusion by controlling the visibility of parking, storage, utilities such as HVAC systems and transformers, or other outdoor service areas viewed from public ways or premises residentially used or zoned;
9. Minimize glare from headlights and lighting intrusion;
10. Minimize contamination of groundwater from on-site waste-water disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances; and
11. Ensure compliance with the provisions of this Zoning Bylaw, including parking, signs, landscaping and environmental standards.

The discussion of the Site Plan Approval will focus on Item 1, Item 2 and Item 4 as the standards that are most critical to this proposal. The remaining items do not present issues for the Board of Appeals to consider in this petition.

Item 1. The petitioner has gone to great lengths to create an addition that matches the **Character, Materials and Scale** of the original house as well as the neighboring houses. The proposal incorporates windows and trim and finish that are compatible with the original historically significant structure. The petitioner modified the design to make the garage a stand-alone structure, as suggested by planning and DRC. It is a very attractive and properly scaled structure that will fit in seamlessly to the neighborhood.

Item 2. The proposal is very sensitive to the historic significance of the property and has provided a design that fully incorporates the design features of the original structure.

Item 4. The infiltration and stormwater management design and analysis address the issues of the additional impervious areas created by the addition. Incorporating these designs to the satisfaction of the Winchester Engineering Department is a condition of the approval.

Taking into account the various conditions set by the Board and plans (as revised) submitted by the petitioner, the criteria for the site review have been met.

Thus, the Petitioners' request for a Site Plan Review/Special Permit to construct a dwelling greater than 3,600 square feet is granted subject to the above-described conditions and limitations.

Board of Appeals



Mark Regan

Date of Decision: April 27, 2021