

RECEIVED
By Town of Winchester at 9:26 am, May 26, 2026



**WINCHESTER ZONING BOARD OF APPEALS
PUBLIC MEETING NOTICE and AGENDA**

NOTICE IS HEREBY GIVEN THAT THERE WILL BE A REGULAR MEETING OF THE ZONING BOARD OF APPEALS
ON **THURSDAY, JUNE 18, 2026 AT 7:00PM**
71 MT. VERNON STREET, WINCHESTER, MA.
LOWER-LEVEL WATERFIELD ROOM
THIS MEETING WILL BE IN-PERSON PARTICIPATION ONLY.

AGENDA

1. **Opening Statement**
2. **Review and accept Meeting Minutes**
3. **Continued Petition Z-26-4 [540-542 WASHINGTON ST](#) – Site Plan Review**
4. **Continued Petition Z-26-8 [24 HILLCREST PARKWAY](#) – Site Plan Review**
5. **Petition Z-26-9 [189 HIGH ST](#) – Special Permit**
6. **Petition Z-26-10 [17 DIX ST](#) – Site Plan Review**
7. **Administrative Matters**
 - Any additional matters properly before the Board
 - Next Regular Zoning Board Regular Meeting is scheduled July 16, 2026
 - Discuss August 20th Meeting
8. **Adjournment**

**To access any files for June 18, 2026 Zoning Board of Appeals Meeting
please click on any link above or use this link
[6.18.26 ZBA FILES](#)**

**If you need an accommodation pursuant to the American Disabilities Act, please contact the Town's ADA
Coordinator, Michael Towne, at humanresources@winchester.us or (781) 721-7157.**

Please contact Carla McGrath, Zoning Coordinator, at cmcgrath@winchester.us with any questions



WINCHESTER ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
JUNE 18, 2026

Notice is hereby given that the Winchester Zoning Board of Appeals will hold a Public Hearing on **June 18, 2026** at 7:00 p.m. Lower -level Waterfield Room, Town Hall, 71 Mt. Vernon Street, Winchester, MA 01890 on the following matter:

PETITION Z-26-10- Application of **Michael and Marimar Ravens c/o Attorney Mark Vaughan** for **Site Plan** approval under **Winchester Zoning By-Laws Section 9.5.1.5 and Section 9.5.1.7** for new construction resulting in floor area greater than 5,000 square feet (5,071 sf) and changing the grade of more than five hundred (500) square feet by more than six (6) percent as it applies to premises known as **17 Dix Street**, Winchester, MA 01890. The property is located in the **RDB Zoning District**. The agenda, application and plot plan are available to the public and can be viewed by visiting the Board of Appeals webpage www.winchester.us or contacting Carla McGrath at cmcgrath@winchester.us

WINCHESTER BOARD OF APPEALS

AD TO RUN:

DAILY TIMES CHRONICLE ON MAY 28, 2026 AND JUNE 4, 2026



WINCHESTER ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
MAY 14, 2026
CONTINUED TO JUNE 18, 2026

Notice is hereby given that the Winchester Zoning Board of Appeals OPENED A Public Hearing on **MAY 14, 2026** AND WILL CONTINUE THE MATTER TO JUNE 18, 2026 at 7:00 p.m. Lower -level Waterfield Room, Town Hall, 71 Mt. Vernon Street, Winchester, MA 01890 on the following matter:

PETITION Z-26-8- CONTINUED Application of **Tom Boulay c/o Ryan Baird** for **Site Plan** approval under Winchester Zoning By-Laws **Section 9.5.1.7 (Site Plan)** to construct retaining walls and decks where the site work will change the grade of more than five hundred (500) square feet by more than six (6) percent as it applies to premises known as **24 Hillcrest Parkway**, Winchester, MA 01890. The property is located in the **RDB Zoning District**. The agenda, application and plot plan are available to the public and can be viewed by visiting the Board of Appeals webpage www.winchester.us or contacting Carla McGrath at cmcgrath@winchester.us

WINCHESTER BOARD OF APPEALS

AD TO RUN:

DAILY TIMES CHRONICLE ON April 23, 2026 AND April 30, 2026



WINCHESTER ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
June 18, 2026

Notice is hereby given that the Winchester Zoning Board of Appeals will hold a Public Hearing on **June 18, 2026** at 7:00 p.m. Lower -level Waterfield Room, Town Hall, 71 Mt. Vernon Street, Winchester, MA 01890 on the following matter:

PETITION Z-26-9- Application of **Nazar Vincent c/o James Patnaud** for **Special Permit** approval under Winchester Zoning By-Laws **Section 9.4 (Special Permit) and Section 3.5.7 (Reconstruction after Casualty or Voluntary Demolition)** prior to demolition, when the reconstruction would cause the structure to exceed the gross floor area of the original nonconforming structure or if the structure will not be located on the same footprint as it applies to premises known as **189 High Street, Winchester, MA 01890**. The property is located in the **RDA Zoning District**. The agenda, application and plot plan are available to the public and can be viewed by visiting the Board of Appeals webpage www.winchester.us or contacting Carla McGrath at cmcgrath@winchester.us

WINCHESTER BOARD OF APPEALS

AD TO RUN:

DAILY TIMES CHRONICLE ON MAY 28, 2026 AND JUNE 4, 2026



WINCHESTER ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING
March 19, 2026
CONTINUED TO JUNE 18, 2026

Notice is hereby given that the Winchester Zoning Board of Appeals OPENED A PUBLIC HEARING APRIL 16, 2026 AND **CONTINUED TO JUNE 18, 2026** at 7:00 p.m. lower-level Waterfield Room, Town Hall, 71 Mt. Vernon Street, Winchester, MA 01890 on the following matter:

PETITION Z-26-4 - Application of **Manuel Reyna c/o Brigitte Steines** for **Site Plan Approval** under Winchester Zoning By-Laws **Section 9.5.1(6) (Site Plan Review)** where the Gross Floor Area (7,183sf) square feet will exceed the allowed 3,600 square feet for the proposed new construction, as it applies to premises known as **540-542 Washington St.**, Winchester, MA 01890. The property is located in the **RG Zoning District**. The agenda, application and plot plan are available to the public and can be viewed by visiting the Board of Appeals webpage www.winchester.us or contacting Carla McGrath at cmcgrath@winchester.us

WINCHESTER BOARD OF APPEALS

AD TO RUN:

DAILY TIMES CHRONICLE ON MAY 28, 2026 AND JUNE 4, 2026