



TOWN OF WINCHESTER BOARD OF SELECTMEN'S MEETING
BOARD OF SELECTMEN MEETING ROOM

A. OPENING

1. EXECUTIVE SESSTION (Closed To Public).....6:30PM

1. Contract Negotiations: Hospital PILOT – MGL Ch. 30A §21(a)6
2. Contract Negotiations – Winning Farm – MGL Chapter 30A §21(a)6
3. Litigation – Board of Selectmen vs Attorney General – MGL Chapter 30A §21(a)3 – Open Meeting discussion may have a detrimental effect on litigating position of the public body as declared by the chairman

2. SELECTMEN'S NOTICES AND COMMENTS (Open To Public).....7:30PM

a. Notification Of Other Meetings And Hearings

1. Thursday, February 11, 2016 - Public Information Session - Eversource Energy -115vV Mystic to Woburn Transmission Project
2. Monday, February 22, 2016 - regular session
3. Monday, March 7,2016 - regular session

b. Chairman's Comments

c. Selectmen's Comments And Non-Docket Business

B. TOWN MANAGER REPORT AND COMMENTS

1. FY2017 Budget Update
2. Spring 2016 Annual Town Meeting Warrant
3. Eversource Update
4. Parking - Phase III Winchester High School Project

Documents: [MANAGER REPORT.PDF](#)

C. MATTERS FROM THE AUDIENCE

D. COMPTROLLERS REPORT

E. LICENSES

1. Entertainment License - First House Pub

Documents: [LICENSE ENTERTAINMENT.PDF](#)

F. HEARINGS

1. Grant Of Location: Nstar - Sawmill Brook Road

Documents: [HEARING SAWMILL BROOK.PDF](#)

G. BUSINESS

1. Griffin Foundation - Streetscape Analysis Project Grant - Helen Babcock

Documents: [G1 GRANT.PDF](#)

2. Wright-Locke Farm - Purchase & Sale And Development Agreement

Documents: [G2 WLF PS.PDF](#)

3. Traffic Advisory Committee Recommendations/Update - Town Engineer

Documents: [G3 TAC UPDATE.PDF](#)

4. Police Department - Tazer Acquisition Authorization - VOTE

Documents: [G4 POLICE TASERS.PDF](#)

5. Hiring Of Consultant For Eversource Transmission Line Project Intervention - VOTE Funding Source

Documents: [G5 CONSULTANT.PDF](#)

6. Discussion: 416 Cambridge Street 40B Development Proposal

Documents: [G6 416 CAMBRIDGE ST.PDF](#)

7. Approve/Sign Presidential Primary Election Warrant

Documents: [G7 PRESIDENTIAL PRIMARY WARRANT.PDF](#)

H. CONSENT AGENDA

1. One Day Alcoholic Beverage Licenses: Jennifer Kane for Autism Housing Pathways – annual fundraiser - Jenks Center – Saturday, March 12, 2016;

Documents: [CONSENT.PDF](#)

I. COMMUNICATIONS AND WORKING GROUP REPORTS

1. MassDOT – Bridge Inspection Standards Report: Main St. / Wedge Pond outlet
2. Mimi Long re: 345kV Transmission Line in Winchester
3. Allan Rodgers re: Chapter 40B inventories in surrounding communities
4. John Suhrbier – 416 Cambridge Street DRAFT letter comments
5. Matty Jones, Salisbury Street – Winchester North 416 Cambridge Street
6. Fritz von Mering / Ledges 40B Committee – 416 Cambridge Street
7. Verizon – Annual Complaint Filing notice
8. WeiZhang re: Eversource 345kV Transmission Line Project

Documents: [CORRESPONDENCE.PDF](#)



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

TOWN MANAGER REPORT AND COMMENTS

- Docket Item **B-1:** FY2017 Budget Update
- B-2:** Spring 2016 Annual Town Meeting Warrant
- B-3:** Eversource Update
- B-4:** Parking -- Phase III Winchester High School Project

Supporting Documents:

- B-1:** Memo from Town Manager w/draft budget summary
- B-2:** Memo to Department Heads re: warrant submission deadline

Action Required:



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

LICENSE

Docket Item E-1: Entertainment License: First House Pub, 528 Main Street

Supporting Documents:

E - 1: License application documents;
Common Victualler License for 2016 showing
hours of operation.

Action Required:

E - 1: VOTE to approve license. [**License in RED BOOK
for signatures.**]

Number: CV528-16

THE COMMONWEALTH OF MASSACHUSETTS

Fee: Pd.

TOWN OF WINCHESTER



This is to certify that: **First House LLC d/b/a First House Pub**

IS HEREBY GRANTED A
COMMON VICTUALLER'S LICENSE

in said Town of Winchester and at that place only and expires **December 31, 2016** unless sooner suspended or revoked for violation of the laws of the Commonwealth respecting the licensing of common victuallers. This license is issued in conformity with the authority granted to the licensing authorities by General Laws, Chapter 140, and amendments thereto.

In Testimony Whereof, the undersigned have hereunto affixed their official signatures:

Winchester Board of Selectmen (Licensing Authorities):

Hours:

11:00am to Midnight: Monday – Saturday
10:00am to Midnight: Sunday

Lois E. Thompson

James J. Whitfield

[Signature]

Ernest James Whitfield

December 2015

Rec'd & filed in Office of
Town Clerk 12/21/2015
BOS License line 21079

Maiglin Dawson



TOWN OF WINCHESTER

ENTERTAINMENT LICENSE APPLICATION

Pursuant to MGL c140 s 181/183a

FIRST HOUSE PUB LLC New Renewal JAMES
Name of Owner (Licensee)

94 FULTON ST. MEDFORD, MA. 02155
Owner's Address

[Redacted] FID/SS# [Redacted]
Telephone Number

FIRST HOUSE PUB
Business Name (if different than owner)

528 MAIN ST. WINCHESTER, MA. 01890
Address of premises

781-369-1381 JAMES O'ROURKE [Redacted]
Telephone of Premises Manager of Record Manager's Telephone No.

Type of Entertainment to be offered (please check all that apply):

- Dancing by Patrons
- Live Music
- Moving Picture Show
- Floor Show
- Adult Entertainment
- Dancing by Entertainers
- Amplification System
- Recorded Music
- Play
- Light Show
- Juke Box

Will the entertainment be so called "Adult Entertainment" as further described in C140 s183A

Please list the days and hours that entertainment will be offered

Will Admission be Charged: YES NO If yes, how much? _____

Has the applicant or any partner thereof ever been denied an entertainment license or ever held
An entertainment license that has been suspended or revoked
If yes, please explain: [Redacted]

Has the applicant or any partners thereof ever been convicted of a felony
If yes, please explain [Redacted]

James O'Rourke JAMES O'ROURKE 2/3/16
Signature of Applicant Print Name Date

Please return this form, accompanied by a check in the amount of \$100 made out to the Town of Winchester to:
Winchester Board of Selectmen; 71 Mt. Vernon Street; Winchester, MA 01890

16 FEB 13 PM 4
TOWN OF WINCHESTER
RECEIVED

AFFIRMATION

Under the pains and penalties of perjury, I/we affirm that the preceding answers are true to the best of my/our knowledge and belief, and that there are no other direct or indirect interests in this license other than those indicated in this application.

SIGNATURE OF APPLICANT(S)

James O'Neil

SOCIAL SECURITY NUMBERS

NOTICE

Pursuant to Massachusetts General Laws c.140 s.181, an entertainment license may be denied, suspended or revoked if it is determined that such a license would lead or leads "to the creation of a nuisance or would endanger the public health, safety or order by: (a) unreasonably increasing pedestrian traffic in the area in which the premises are located; (b) increasing the incidence of disruptive conduct in the area in which the premises are located; or (c) unreasonably increasing the level of noise in the area in which the premises are located.

THE COMMONWEALTH OF MASSACHUSETTS

of _____
APPLICATION FOR LICENSE
(GENERAL)

No. _____

TO THE LICENSING AUTHORITIES:

The undersigned hereby applies for a License in accordance with the provisions of the Statutes relating thereto

JAMES O'ROURKE FIRST HOUSE LLC

(Full name of person, firm or corporation making application)

STATE CLEARLY
PURPOSE FOR
WHICH LICENSE
IS REQUESTED

To LIVE MUSIC, Juke Box

GIVE LOCATION
BY STREET
AND NUMBER

At 528 MAIN ST.
WINCHESTER, MA 01890

in said City of WINCHESTER
Town

in accordance with the rules and regulations made under authority of said Statutes.

I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

James O'Rourke
*Signature of Individual
or Corporate Name (Mandatory)

By: Corporate Officer
(Mandatory, if Applicable)

**Social Security #
or Federal Identification Number

* This license will not be issued unless this certification clause is signed by the applicant.

** Your social security number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Licensees who fail to correct their non-filing or delinquency will be subject to license suspension or revocation. This request is made under the authority of Mass. G.L. c. 62C s. 49A.

Received _____

Signature of Applicant

Hour A.M.

Address

P.M.

Approved _____

Licence Granted _____

Cafarella, Jennifer

From: Barbara Bosco <bbosco@winchesterpd.org>
Sent: Wednesday, February 03, 2016 3:49 PM
To: Cafarella, Jennifer
Cc: Albertelli, Ken; Barbara Bosco
Subject: FW: Entertainment application
Attachments: 201602031454.pdf

Jenn,

The Chief has no objections to this request.

Barb

-----Original Message-----

From: Cafarella, Jennifer [mailto:jcafarella@winchester.us]
Sent: Wednesday, February 03, 2016 3:38 PM
To: Albertelli, Ken
Cc: Bosco, Barbara
Subject: Entertainment application

Chief,

Can I please have your comments on the attached application? We are trying to get this on the docket for Monday night.

Thanks -
Jenn



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 1, 2016

HEARINGS

Docket Item **F-1:** NStar Electric Company d/b/a Eversource Energy
Grant of Location Request: Sawmill Brook Road –
southeast from pole 373 / 5 approximately
100 feet west of Hinds Road a distance of about
10 feet - conduit

Supporting Documents:

F – 1:

- Letter from Richard Schifone, Rights / Permits
- Copy: Order for Location for Conduits & Manholes;
- Schematic Drawing of location;
- Abutter mailing list
- Memo from Town Engineer re: Sawmill Brook Rd.
with attachment

Action Required:

F – 1: VOTE to approve grant of location; documents are
in **RED BOOK** for Board signatures.



Town of Winchester

Lance R. Grenzeback, Chairman
James A. Johnson, III, Vice Chairman
Stephen L. Powers
Michael Bettencourt
E. James Whitehead

PUBLIC HEARING NOTICE

To: Abutters

In conformity with the requirements of Section 22 of Chapter 166 of the General Laws (Ter. Ed.) you are hereby notified that a public hearing will be held in the Board of Selectmen Meeting Room on the 2nd Floor of Winchester Town Hall in the Town of Winchester, Massachusetts on the **8th day of February, 2016 at 8:00 p.m.** upon the petition of NSTAR Electric d/b/a Eversource Energy for permission to construct, and a location for, a line of conduits and manholes, with the necessary wires and cables therein, for the transmission of electricity, under the following public ways of said Town:

**Sawmill Brook Road – southeast from pole 373/5 approximately
100 feet west of Hinds Road a distance of about 10 feet - conduit**

This work is necessary due to customer relocating overhead to underground service at 19 Sawmill Brook Road.

The public is invited to attend.

February 5, 2016

EVERSOURCE
101 Linwood Street
Somerville, MA 02143

January 08, 2016

Board of Selectmen
Town Hall
Winchester, MA 01890

RE: Sawmill Brook Road
Winchester, MA 01890
W.O. #2113574

Dear Members of the Board:

The NSTAR Electric Company d/b/a Eversource Energy respectfully requests a Grant of Location for the installation of approximately 10 feet of conduit in Sawmill Brook Road, Winchester.

This work is necessary due to customer relocating overhead to underground service at 19 Sawmill Brood Road.

If you have any questions or concerns, please call Jacqueline Duffy at 617-629-3204.

Very truly yours,



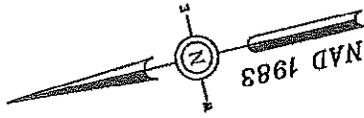
Richard M. Schifone, Supervisor
Rights and Permits

RMS/cf

16 JAN 14 PM 2:15



#3 RALSTON AV



1-59-0
16 SAWMILL BROOK RD
N/F
CONNOLLY, PATRICIA A

CUSTOMER TO INSTALL
1 - 2" PVC PIPES
SCH. 40 NO CONCRETE

10'±

SAWMILL BROOK RD

373/5

1-26-0
15 SAWMILL BROOK RD
N/F
GRAVES, BARBARA M

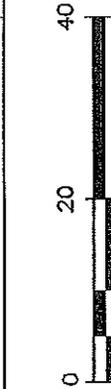
APPROX. PT.
OF PICKUP

1-25-0
19 SAWMILL BROOK RD
N/F
SARACO FAMILY TRUST

373/6

375/10

HINDS RD



SCALE IN FEET

BY YOUR USE OF THE INFORMATION CONTAINED IN THIS MAP, YOU AGREE THAT NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, IS GIVEN WITH RESPECT TO THE INFORMATION. NEITHER NSTAR ELECTRIC COMPANY, NSTAR GAS COMPANY NOR ITS AFFILIATES, OFFICERS, EMPLOYEES, SURVEYORS, ENGINEERS, ARCHITECTS OR CONSULTANTS SHALL BE LIABLE FOR ANY DAMAGE OR LIABILITY CAUSED IN WHOLE OR IN PART BY USE OF THIS INFORMATION OR IN RELIANCE UPON IT TO THE MAXIMUM EXTENT ALLOWED BY LAW. YOU AGREE BY YOUR ACCEPTANCE OF THE INFORMATION TO RELEASE, INDEMNIFY AND HOLD THE NSTAR ENTITIES HARMLESS FROM ANY SUCH LOSS OR INJURY. THE INFORMATION MAY NOT REPRESENT A SURVEY, MAY NOT BE THE MOST COMPLETE AND IS SUBJECT TO CHANGE WITHOUT NOTICE. ANY INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS AVAILABLE TO THE PUBLIC. INFORMATION FOR OTHER THAN ITS INTENDED PURPOSES ARE PROHIBITED.

MASS. LAW

REQUIRES 72 HOURS ADVANCE NOTICE TO UTILITY COMPANIES BEFORE DIGGING BY ANYONE. CALL DIG-SAFE 1-888-344-7233

C#
Ward #
Work Order # 2113574
Surveyed by: N/A
Research by:
Plotted by: BS
Proposed Structures: MR
Approved: A DEBENEDICTIS
P#

NSTAR EVERSOURCE
Electric
d/b/a
1103 MASSACHUSETTS AVE. DORCHESTER, MASS. 02123

Plan of SAWMILL BROOK RD
WINCHESTER
Showing PROPOSED CONDUIT LOCATION

Scale 1"=20'
Date 12/16/2015
SHEET 1 of 1

WO#2113574
SAWMILL BROOK RD
WINCHESTER, MA 01890

1-26-0
15 SAWMILL BROOK RD
N/F
GRAVES, BARBARA M
15 SAWMILL BROOK RD
WINCHESTER, MA 01890

1-59-0
16 SAWMILL BROOK RD
N/F
CONNOLLY, PATRICIA A
16 SAWMILL BROOK RD
WINCHESTER, MA 01890

1-25-0
19 SAWMILL BROOK RD
N/F
SARACO FAMILY TRUST
33 HEMINGWAY ST
WINCHESTER, MA 01890

1-24-0
21 SAWMILL BROOK RD
N/F
CROWLEY, DAVID & R DECICCO
21 SAWMILL BROOK RD
WINCHESTER, MA 01890



TOWN OF WINCHESTER
71 MT. VERNON STREET, WINCHESTER, MA
ENGINEERING DEPARTMENT
PHONE 781-721-7120 / FAX 781-721-7166

TO: Richard Howard, Town Manager
FROM: Beth Rudolph, P.E., Town Engineer 
DATE: January 14, 2016
RE: Eversource Grant of Location Petition – Sawmill Brook Road

The Engineering Department has reviewed the Eversource Grant of Location Petition for Sawmill Brook Road. The proposed work includes installation of approximately 10-feet of conduit within the public right-of-way on Sawmill Brook Road. There is no sidewalk in this area; all the work will occur within the Town-owned grass strip. The improvements are necessary to provide underground electrical service to the residential home at 19 Sawmill Brook Road.

We find this petition to be acceptable subject to the following conditions:

- The petitioner must meet and satisfy all conditions of Exhibit A (attached);
- Installation shall be subject to the Town's Street Opening moratorium, which runs from November 15th through April 15th, at the discretion of the DPW Director;
- The conduit shall be installed by open excavation only (no tunneling);
- All underground utilities shall be adequately protected;
- All town-owned utilities shall be relocated at the applicant's expense, as needed;
- The conduit shall be installed/inspected by Eversource and duly recorded with Dig Safe.

cc: Jay Gill, DPW Director

Attachment: Exhibit A – Town of Winchester Grant of Location Requirements



TOWN OF WINCHESTER
GRANT OF LOCATION – EXHIBIT A

Public Utility: Eversource
Location: Sawmill Brook Road

Grantee(s) shall apply for and obtain a Street Opening Permit from the Winchester Department of Public Works, (781-721-7100).

Said Grantee(s) and/or any sub-contractor employed by the grantee(s) shall indemnify and save the Town harmless against all damages, costs and expense whatsoever to which the Town may be subjected in consequence of the acts or neglect of said Grantee(s), its agents or servants, or in any manner arising from the rights and privileges granted by the Town. The foregoing is with respect to activity in, over or under public ways and public property.

Grantee(s) shall execute a bond in a penal sum of five thousand dollars (\$5,000.00) (a bond already on file with Town may be used if and only if said bond by its terms is applicable to the work hereby authorized), conditional on the faithful performance of its duties under this permit including without limitation compliance with lawful state and local laws and requirements.

Said Grantee(s) shall comply with the requirements of all state laws and regulations, to the extent applicable, including but not limited to Massachusetts Dig-Safe Requirements, MGL c. 82, sections 40A – 40D; the Massachusetts Excavation and Trench Safety Law, MGL c. 82A, s. 1 et al, and Town of Winchester by-laws, Board of Selectmen and Department of Public Works reasonable regulations and requirements including Town of Winchester Rules and Regulations Regulating Street Excavations, and such other reasonable rules and regulations as may hereafter be adopted governing the construction and maintenance of conduits and wires, and work in and use of the rights-of-way within the Town, so far as the same are not inconsistent with the laws of the Commonwealth.

In work involving excavation of more than 100 feet of any public way, Grantee shall exercise best efforts to notify all abutters served and impacted by the work within 72 hours prior to commencement of said work.

Grantee shall comply with traffic management and police detail requirements as stipulated in the street opening permit or as otherwise lawfully required by the Winchester Police Department.

All Town-owned services located in, or serviced from this location, shall be re-connected without any cost to the Town in accordance with Town of Winchester requirements and standards.

All disturbed areas must be returned to the same condition in which they were found before the excavation.

Grantee will upon request of the Town, provide to the Town, plans kept in the ordinary course of business reflecting the location of Grantee's facilities in a particular area; and if Town has compatible GIS data exchange, Grantee will periodically exchange its data base on facility locations via GIS data exchange.

Grantee(s) acknowledges and agrees to the Town of Winchester roadway construction moratorium between November 15st and April 15st, except for emergency situations. If emergency status is granted to permit work during the winter moratorium, the grantee(s) and/or contractor must secure the area by sunset each working day, and shall secure the roadway to allow snow plowing and salting and to avoid any flooding. All roadway paving must be maintained during the winter months until permanent repairs can be made.

Upon reasonable request of the Department of Public Works, Town Engineer or Police/Fire Departments, Grantee shall meet with Town designees prior to commencement of construction to discuss Town right-of-way management, public safety matters, street restoration, work standards and related matters if and as needed.

Conduit shall be installed by excavation and not tunneling.



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

BUSINESS

Docket Item G-1: Griffin Foundation – Streetscape Analysis Project Grant

Supporting Documents:

G - 1: Helen Babcock will be in attendance to make grant presentation.

Action Required: VOTE to accept grant funds.



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

BUSINESS

Docket Item G-2: Wright – Locke Farm – Purchase & Sale / and /
Development Agreement

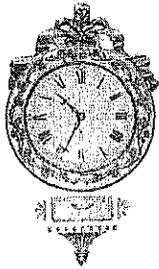
Supporting Documents:

G - 2:

- memo from Town Counsel Wade Welch dated February 3, 2016
- email from Selectman Whitehead

Action Required:

VOTE of the Board acknowledging that payment of the \$1.4million outstanding will satisfy the remaining obligation to the Town relative to the sale of Wright-Locke Farm to the Land Trust; and the Land Trust is not required to develop two house lots as originally proposed.



Welch & Donohoe, LLP
ATTORNEYS AT LAW

655 Summer Street, Suite 203
Boston, Massachusetts 02210
Phone 617.428.0222
Fax 617.428.0285

Docket Item:
G - 2:
February 8, 2016

www.welchdonohoe.com

139 Buckboard Road
Duxbury, Massachusetts 02332
Phone 781.934.9964
Fax 781.285.4342

TO: Lance Grenzeback
CC: Jim Whitehead, Richard Howard
FROM: Wade M. Welch *W.M.W.*
RE: Wright-Locke Farm Purchase & Sale and Development Agreement
DATE: February 3, 2016

I have been asked if the Purchase and Sale Agreement or the Development Agreement between the Town of Winchester and the Wright-Locke Land Trust Inc., permit the Land Trust to pay off the \$400,000 "Residential Development Payment" included in paragraph 4(c) of the purchase price in the P&S of July 13, 2015, and avoid the need to develop 3 residential housing units in the so called "Residential Development."

The answer to this question is that the P&S and the Development Agreement of August 27, 2015 require the Land Trust to pay the \$400,000 by a time certain as specified therein and secured by the mortgage of August 3, 2015. However, there is nothing in any of the documents of title which require the Land Trust to actually develop the property. Its legal obligation is only to pay the \$400,000.

A second question is whether the payment of the \$400,000 in lieu of development would initiate a legal requirement for the Land Trust to make any affordable housing payment. The reference to the affordable housing payment appears in paragraph 4(c) of the Purchase and Sales Agreement which states that: "The development in the residential development area will be subject to all of the terms and conditions to be set forth in the Development Agreement including but not limited to compliance with applicable design standards and affordable housing payments. Upon payment of the residential development payment, all of the Buyer's obligations for the purchase price shall be satisfied."

In my opinion, this language should be read as requiring an affordable housing payment in the event of actual development. If no development takes place, there is no legal requirement for the Trust to make an affordable housing payment. This conclusion is confirmed by paragraph 1.4 of the Development Agreement which ties the issuance of an occupancy permit to the payment for affordable housing. Of course, should the Trust make a voluntary payment for affordable housing it could be gratefully accepted by the Board.

Wade M. Welch*
wwelch@welchdonohoe.com
Melissa C. Donohoe
mdonohoe@welchdonohoe.com

*also admitted in the District of Columbia



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

BUSINESS

Docket Item G-3: Traffic Advisory Committee Recommendations –
Town Engineer

Supporting Documents:

G – 3: Memo from Traffic Advisory Committee

Action Required: Hear update from Town Engineer and determine
which recommendations should be implemented.



Docket Item:
G - 3:
February 8, 2016

TOWN OF WINCHESTER
71 MT. VERNON STREET, WINCHESTER, MA
ENGINEERING DEPARTMENT
PHONE 781-721-7120 / FAX 781-721-7166

TO: Richard Howard, Town Manager
Mark Twogood, Assistant Town Manager

FROM: Beth Rudolph, P.E., Town Engineer

DATE: December 15, 2015

RE: Traffic Advisory Committee Recommendations

The Traffic Advisory Committee (TAC) met on December 10, 2015 and discussed the following issues:

- (1) Request for a bump out at the crosswalk on Church Street near Bank of America;
- (2) Request for implementation of bike lanes on Main Street beginning at the Medford line.
- (3) Request for traffic calming in the Town-owned parking area in front of 10 Skillings Road.
- (4) Review of petition from Myrtle Street residents regarding traffic and parking concerns.

In attendance at the meeting were Town Engineer Beth Rudolph; Assistant Town Engineer Matt Haringa; DPW Director Jay Gill; Town Planner Brian Szekely; Police Chief Ken Albertelli; and Fire Chief John Nash.

A summary of the Committee's discussion and recommendations pertaining to these items is provided below.

Request for bump out at crosswalk on Church Street

On October 9, 2015, DPW Director Jay Gill received an email from Mr. Pat Fortin, a member of the Chamber of Commerce, requesting the installation of a bump out at the crosswalk on Church Street that crosses between Waterfield Road and Bank of America. Last year, DPW painted yellow striping on either side of the crosswalk to prevent cars from parking too close to the crosswalk and blocking the view of pedestrians. Mr. Fortin reports that cars now use that "No Parking" zone to park for quick trips in and out of the bank. Mr. Fortin requested that the Town install a small bump out at this crosswalk similar to the one installed between the Common and the Church several years ago to prevent vehicles from parking there.

TAC Recommendation: TAC was in favor of the installation of a small bump out at this crosswalk on the side closest to Bank of America.

Request for bike lane on Main Street

On October 20, 2015, DPW Director Jay Gill received an email from Mr. Roger Wilson requesting that the Town stripe bike lanes on Main Street (Route 38) to connect in with the bike lanes recently striped on the adjacent portion of Route 38 in Medford:

TAC Recommendation: TAC is in favor of installing bike lanes on Main Street from the Medford line to the Winchester Town Center. TAC also recommends installing bike lanes on Johnson Road, and adding sharrows in other busy roads such as Church Street where road width and/or parking may prevent the stripping of bike lanes.

Traffic Calming in front of 10 Skillings Road

On October 26, 2015, Town Engineer Beth Rudolph received an email from Mr. John Doherty, owner of the building located at 10 Skillings Road, which is located at the corner of Main Street and Skillings Road. Mr. Doherty expressed concern over the volume and speed of traffic that cuts through the Town-owned parking building in front of his building to avoid the light at Skillings Road and Main Street. Mr. Doherty requested that the Town consider installing a speed bump or rumble strip to slow cars down.

TAC Recommendation: TAC reviewed the area and Mr. Doherty's concerns. TAC agreed with the concept of installing a rumble strip at the entrance to the parking area to slow vehicles down. TAC was not in favor of a speed bump. Alternately, a more substantial change could be made by flipping the parking spaces to the east side of the lot, and forcing vehicles entering the lot to maneuver around them (see attached sketch). From a preliminary layout of the area, it appears that there would be enough space to layout 5 parking spaces along the east side. Additional engineering would be required to complete this design.



Myrtle Street – Traffic and Parking Concerns

On November 15, 2015, the Town Manager's office received a petition signed by residents of Myrtle Street requesting the following items:

- (1) Post signs at both ends of Myrtle Street stating "Not a Thru Street".
- (2) Post signs on Myrtle Street reducing the speed limit to 15 miles per hour (or "Slow – Children" signs).
- (3) Post a sign at the intersection of Washington Street and Myrtle Street prohibiting vehicles driving north on Washington Street (toward the Town Hall intersection) from blocking entry to Myrtle Street from Washington Street.
- (4) Restrict parking on Myrtle Street to residents only during weekdays between the hours of 8:00am and 5:00pm.
- (5) Add a crosswalk at the end of Myrtle Street crossing Washington Street.

TAC Recommendation: TAC makes the following recommendations on these items:

- (1) The street should not be posted as "Not a Thru Street", since this sign is only reserved for dead end streets, which Myrtle Street is not.
- (2) The de facto speed limit for Myrtle Street is 30 mph. State law requires that a traffic study be performed before the speed limit can be adjusted, and that the new speed limit be set at the 85th percentile speed recorded during the study. TAC felt it was unlikely that the recorded 85th percentile speed on Myrtle Street would be 15 mph, as requested by the residents. The Engineering Department can place the traffic counter on Myrtle Street after the holidays assuming the warm weather holds out. TAC was in favor of installing the "Slow – Children" signage.
- (3) TAC was in favor of installing a "Do Not Block Intersection" sign on Washington Street to help prevent vehicles from blocking the intersection with Myrtle Street.
- (4) TAC did not provide a recommendation regarding the resident only parking request. TAC felt that this issue should be handled as part of the overall Town Center parking review, since the parking on this street is impacted by commuters, Town Center employees, and other Town Center consumers.
- (5) TAC was not in favor of the requested crosswalk at the end of Myrtle Street. There are currently two signalized intersections with fully actuated pedestrian signals within walking distance to Myrtle Street – one at the intersection of Washington Street, Mount Vernon Street, and Skillings Road; and the other at the intersection of Washington Street and Mystic Valley Parkway. During school pick-up and drop-off hours, school crossing guards are positioned at both locations to assist students. Adding an additional crosswalk in this area could encourage children to cross the busy Washington Street at locations where the crossing guard is not available.

Although not specifically requested by the residents, TAC did discuss the possibility of making Myrtle Street one-way heading west from Mystic Valley Parkway toward Washington Street. Myrtle Street is very narrow with parking on one side, making it difficult for two-ways of traffic to pass when cars are parked. This would also help reduce cut-through traffic, at least in one direction. TAC felt strongly that this option would need to be discussed with the neighborhood and no action taken unless they were in favor of the change.



Town of Winchester

Richard C. Howard,
Town Manager

Board of Selectmen
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

MEMORANDUM

November 16, 2015

TO: Beth Rudolph, Town Engineer
Ken Albertelli, Chief of Police
John Nash, Fire Chief
Jay Gill, DPW Director
Sgt. Tom Groux, Safety Officer
Brian Szekely, Planner

FROM: Richard C. Howard, Town Manager 

SUBJECT: Myrtle Street Petition re: Driving and Parking Issues

Attached please find a petition submitted by residents of Myrtle Street requesting some relief from the Town relative to parking and vehicular traffic on that street.

May I have comments from the Traffic Advisory Committee relative to this request.

Thank you.

/pcm

attachment

Petition to Resolve Myrtle Street Driving & Parking Issues

We, the undersigned Myrtle Street residents and abutters, petition the Town of Winchester to:

- Post signs at both ends of Myrtle Street stating "Not a Thru Street." ("No Thru Traffic") *jam*
- Post signs on Myrtle Street reducing the speed limit to 15 miles per hour (or "Slow - Children" signs).
- Post a sign at the intersection of Washington Street and Myrtle Street prohibiting vehicles driving north on Washington Street (toward the Town Hall intersection) from blocking entry to Myrtle Street (from Washington Street).
- Restrict parking on Myrtle Street to residents only during weekdays between the hours of 8:00 a.m. and 5:00 p.m.
- Add a crosswalk at the end of Myrtle Street, crossing Washington Street.

These changes are intended to resolve traffic and safety issues experienced by the residents on the street.

Name

Address

<u>San San + Joop Kraijzeleijn</u>	<u>1 Myrtle St.</u>
<u>Heather + Christian Margo</u>	<u>11 Myrtle Street</u>
<u>John + Babcock</u>	<u>5 Myrtle St.</u>
<u>Hekikow + Stave</u>	<u>7 Myrtle St.</u>
<u>William</u>	<u>2 Myrtle St.</u>
<u>John C. Ziff</u>	<u>83 Washington St</u>
<u>Michelle + Jerome Carneiro</u>	<u>3 Myrtle St. #2</u>
<u>See + John Lynch</u>	<u>4 Myrtle St</u>
<u>Russ Jones</u>	<u>6 Myrtle St</u>
<u>Carolyn Crawford</u>	<u>9 Myrtle St.</u>

RECEIVED

15 NOV 16 AM 11:32

**Petition to Resolve Myrtle Street Driving & Parking Issues
(additional signatures)**

Name

Address

Leticia Wade Kelly

10 Myrtle Street

Jim M

18 MYRTLE STREET

Melissa Fortner

25 Myrtle Street



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

BUSINESS

Docket Item G-4: Police Department – Taser acquisition authorization VOTE

Supporting Documents:

G - 4:

- Memo from Chief Albertelli with attachment;
- Email from Comptroller Ward re: balance in Hospital Gift Account.

Action Required:

VOTE to authorize purchase of tasers as requested by Chief Albertelli.



Winchester Police Department
Kenneth C. Albertelli
Chief of Police

30 Mount Vernon Street, Winchester, Ma 01890 781.729.1212 (fax)781.721.5613
www.winchesterpd.org

February 5, 2016

TO: Richard C. Howard, Town Manager

FROM: Kenneth C. Albertelli, Chief of Police

RE: Taser Purchase

Attached please find a copy of an incident report filed by officers who responded to the Winchester Hospital Emergency Room (ER) a very busy facility. Winchester also has a Psych Ward. Patients having psychological issues are committed for an evaluation are transported to the Winchester ER on a regular basis. Without warning, these individuals can become quite volatile, aggressive and dangerous, threatening the safety of the hospital staff, other patients, the general public awaiting treatment in the ER, and responding Winchester officers. These types of occurrences are becoming more common and the attached report is one of the more recent incidents.

Controlling these individuals in this environment is a difficult task, and while it may be difficult to appreciate the levels of anxiety from a police report, I assure you that it is quite stressful to all concerned, especially my officers, as they are required to determine what level of force to apply to remove the threat and provide for the safety of everyone. These are difficult decisions and with the tools currently available and authorized for use by my officers, their choices are limited. In these types of situations, officers would have to escalate to the use of deadly force to remove the threat, restore order and a safe environment.

For the most part, the individuals that have been committed and transported to the Emergency Room have committed no crimes prior to their arrival at the ER. It is apparent to me as the Chief of Police that it is unacceptable not to provide my officers with the proper tools to do their jobs effectively, not adding the stress of having limited choices in these types of situations. In addition, the liability factor to the community in not providing police officers with the proper equipment is undefinable.



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

BUSINESS

Docket Item **G-5:** Hiring of Consultant for Eversource Transmission Line
Project Intervention – VOTE funding source.

Supporting Documents:

G -5: Verbal report from Town Manager

Action Required: VOTE to authorize hiring of consultant and indicate
a funding mechanism.



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

BUSINESS

Docket Item G-6: Discussion: 416 Cambridge Street 40B development proposal

Supporting Documents:

G - 6:

- Memo from Town Manager dated February 5, 2016
- DRAFT Letter to Zoning Board of Appeal

Action Required:

Approve format of letter for submission to ZBA.

Docket Item:
G - 6:
February 8, 2016



Town of Winchester

Richard C. Howard,
Town Manager

Board of Selectmen
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

MEMORANDUM

February 5, 2016

TO: Board of Selectmen
FROM: Richard C. Howard, Town Manager 
SUBJECT: 416 Cambridge Street – 40B Project

In accordance with the Board's discussion on this topic last week, please find attached the proposed Board letter on this topic with modifications in highlighted areas.

Also attached is the pro forma project information provided by the applicant in support of the petition. This topic is on the Board's business agenda for Monday evening.

RCH:pcm

attachment

cc: Wade M. Welch, Town Counsel
Mark Bobrowski, Special Land Use Counsel



Town of Winchester

Lance R. Grenzeback, Chairman
James A. Johnson, III, Vice Chairman
Stephen L. Powers
Michael Bettencourt
E. James Whitehead

Board of Selectmen
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

February 1, 2016

Mr. Lawrence Beals, Chairman
Zoning Board of Appeal
Town of Winchester
71 Mt. Vernon Street
Winchester, MA 01890

Dear Chairman Beals:

Please accept the following comments and recommendations on behalf of the Winchester Board of Selectmen [hereafter the "Board"] to the Zoning Board of Appeals [hereafter "ZBA"].

Project Description

FX Winchester LLC (the Applicant) proposes to build ninety five (95) units in a single apartment building on approximately 2.99 acres located at 416 Cambridge Street in Winchester. In addition, an existing single family home will be maintained, for a total of ninety six (96) units (the Project). The Project is proposed as a rental product, with at last 25% of the units rented at a price affordable to households earning 80% or less of area median income, adjusted for household size.

Based upon the project review of our various Town Departments, and the observations and comments of affected residents and abutters, we submit the following comments and recommendations.

Board Comments

The Board recognizes the need for affordable housing products in the Town. The Board is not opposed to an appropriately sized project on this site, which takes into consideration the various concerns pertaining to the impact that a project of this size would have on Town infrastructure and on the contiguous neighborhood. The Board has promoted the planning of affordable housing units especially in the Town Center area in connection with transit-oriented development opportunities.

While the Board understands that the applicant has worked with the Town to minimize the project's impact in certain areas, the Board believes that the main components of the project (number of units, size and density) remain unchanged from the original submission to the Massachusetts Housing Finance Agency (ID # 766) for Project Eligibility Status, and that no true modification of the project's program has taken place since that submission.

The Board notes, and calls to the ZBA's attention, that MHFA is its "determination" on the applicant's status request specifically directed the applicant to expect to "address" and "explain" solution to the matter raised by the Town and abutters (see page 4 of MHFA letter of July 2, 2015). The ZBA should negotiate the following recommendation with the Applicant, or in the alternative, approve the petition on the conditions herein outlined. As such, the Board submits the following comments and recommendations to the Zoning Board of Appeal.

Project Density: Ninety six (96) dwelling units on 2.99 acres constitutes a density of 36 units per acre. This far exceeds the zoning allowance for the district and Winchester's historic development patterns. We do not support the project at this level of density. We have not been provided any economic analysis that indicates that the project must be developed at this level in order to be economically feasible.

We note that the applicant's Purchase and Sale Agreement of September 2014 (see paragraph 22) leaves all elements of the proposed project, including the number and type of dwelling units to the applicant's sole discretion. Furthermore, the applicant and the seller of the premises acknowledge that the "minimum number of the dwelling units for the proposed project to be economically feasible is seventy (70) units". Additionally, the Board understands that the applicant has proposed to sell the existing home as a separate unit for \$750,000, which would reduce its purchase price obligation by nearly 25%, (\$3.2million to \$2,450,000). As such, the Board suggests that the ZBA propose the conditions outlined in the remainder of this letter, and such other conditions that it deems reasonable and necessary, in order to mitigate the project's impact. If the applicant does not agree to the proposed conditions, the ZBA should determine that there are valid health, safety, environmental, design, open space, planning and traffic concerns that directly result from the size (density) of the project and that justifying the consideration of the economic vitality of the project with a reduced unit count.

Pedestrian Amenities and Circulation: The proposed site is located on a very busy section of Cambridge Street, and the portion of Cambridge Street in front of the site is a divided highway, with a guardrail and pronounced grade differential between the northbound and southbound sides. There are currently no sidewalks on the west side of Cambridge Street in front of the site. Across Cambridge Street is a large shopping plaza that includes Whole Foods, Toys 'R' Us, Rite Aid, and several smaller shops and restaurants.

The Zoning Board of Appeal should require the Applicant to provide new sidewalks on Wainwright Road and Cambridge Street as a condition of any permit. There is a signalized crossing of Cambridge Street in Woburn approximately ¼ mile from the site to the north. The sidewalks should extend to this crossing.

We understand that a High-intensity Activated Crosswalk (HAWK) pedestrian crossing system has been considered for crossing Cambridge Street from the bottom of Wainwright Road to the eastern side of Cambridge Street. Subject to the approval of the project at appropriate density levels, we support the installation of the HAWK system, at the applicant's expense. However, the applicant should be required to show to the satisfaction of the Town's engineering department that the applicant has received MassDOT's approval

for the system, and that the style of the infrastructure match the style that the Town has specified with MassDOT for the Cambridge and Church Street intersections project.

Bus Shelter: An existing MBTA bus line travels southbound on Cambridge Street directly in front of the property. The developer should be required to coordinate with the MBTA and install a new bus shelter in front of the site as a condition of any permit.

Municipal Sewer Capacity: The proposed Project will tie into the existing sewer line on Cambridge Street, which is tributary to the Edgewater Place Interceptor at the Mystic Lakes. This location, along with adjacent systems on Cambridge Street and Arlington Street, already experience Sanitary Sewer Overflows (SSOs).

Weston and Sampson, in its peer review report, has recommended improvements to the Town's sewer system to support the level of development proposed by the petitioners. Subject to the approval of the project at the appropriate density levels we support the recommended sewer system mitigation proposed by Weston and Sampson and the Town's Engineering Department.

I & I Fee: The Town's current I & I Policy requires payment of \$2,400 per unit for a new sewer connection. This fee has been historically charged to subsidized and unsubsidized units alike.

Subject to the approval of the project at the appropriate density level, we recommend that the petitioner be required to pay the per unit fee.

Drainage and Stormwater Controls: The proposed project will tie into the Town's stormwater system. It will also have on-site drainage controls. The project's stormwater management plan should be required to comply with the standards set in the "Rules and Regulations Regarding the Use of Public Sewers and Storm Drains in the Town of Winchester, Massachusetts", as recommended by the Town Engineer.

Municipal Water System: The Winchester Department of Public Works expressed concerns about the ability of the existing municipal water distribution system in the vicinity of the site to support the domestic and fire protection systems required for the building. The current system would only allow the building to be fed from one direction. A new division gate and loop could be added to the system to establish a second connection. We understand that there is an acknowledgement that the water system be designed to provide sufficient pressure for both domestic water usage and fire safety. Subject to the approval of the project at the appropriate density levels, we support the requirement that the applicant install the water system in accordance with recommended design criteria of Weston and Sampson and the relevant Town Departments.

Dimensional Controls: As much as is practical, the project should conform to the Town's relevant by-law regulations for open space, side and rear yard set backs, on site parking and height. In particular as to height, the project with lower density should not need more than three residential stories above parking [or to a maximum height of ___ feet above mean grade] as shown on the applicant's plans. The Board recommends that at the conclusion of the life estate for the existing single family home residence that the structure be removed and the area be left as open space for the project.

Fire Department: The site circulation must be designed in accordance with the requirements of the Fire Department to ensure adequate access to all sides of the proposed building. Additionally, the Project should be designed to meet all Fire and Building Code requirements with respect to fire suppression. There should be provisions for hydrant systems within the complex as specified by the Fire Department.

Neighborhood Screening and Noise Control: To the extent possible, the proposed building should be screened visually from the surrounding neighborhood and rooftop HVAC units should be designed to limit noise impacts to abutters. We strongly recommend that the ZBA set strict limits on parking, hours of work (excluding weekends), truck traffic routes to the site, dust and rodent control, site fencing and screening during the duration of construction.

Environmental Impacts: Based on information obtained from MassGIS, it appears that the Project is outside the Conservation Commission's jurisdiction. If applicable, the Applicant should be required to comply with Chapter 13 of the Town's Code, the Wetlands By-Law.

Blasting: Subject to the approval of the project at the appropriate density levels, we recommend that the applicant comply with all requirements of the Winchester Fire Department for blasting.

Project Design: In 2011, MassHousing joined with other subsidizing agencies to release the *Handbook: Approach to Chapter 40B Design Reviews*, prepared by The Cecil Group, Inc. The Town has a long and progressive history of promoting sustainable and smart development. Winchester is a Green Community and a strong proponent of alternative energy sources. Any permit should mandate, at a minimum, compliance with the *Handbook*.

Local Preference: To the extent allowed by law, the applicant should be required to establish a local preference for affordable units. The Board recommends that the affordability restriction remain with the land in perpetuity.

Please do not hesitate to contact me with any questions that you may have. Thank you for your consideration.

Very truly yours,

Lance R. Grenzeback, Chairman
Board of Selectmen

/pcm



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

BUSINESS

Docket Item **G-7:** Approve / Sign Presidential Primary Election Warrant

Supporting Documents:

G - 7: Copy of Warrant for Presidential Primary – 2016

Action Required: Vote to approve warrant and sign [RED BOOK]

THE COMMONWEALTH OF MASSACHUSETTS
WILLIAM FRANCIS GALVIN
SECRETARY OF THE COMMONWEALTH

Docket Item:
G-7:
February 8, 2016

Middlesex, ss.

To the Constables of the Town of Winchester:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the inhabitants of the Town of Winchester who are qualified to vote in Primaries to vote at the polling places designated for the several precincts in the Town, namely: Precincts 1 and 2 at the Muraco School Gym, Precincts 3 and 4 at the McCall Middle School Gym, Precincts 5 and 6 at the Vinson-Owen School Cafeteria, and Precincts 7 and 8 at the Lynch School Gym, on:

TUESDAY, the FIRST DAY OF MARCH, 2016

From 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the **PRESIDENTIAL PRIMARY** for the candidates of political parties for the following offices:

PRESIDENTIAL PREFERENCE	for this Commonwealth
STATE COMMITTEE MAN	for the 2nd Middlesex Senatorial District
STATE COMMITTEE MAN	for the 5th Middlesex Senatorial District
STATE COMMITTEE WOMAN	for the 2nd Middlesex Senatorial District
STATE COMMITTEE WOMAN	for the 5th Middlesex Senatorial District
DEMOCRATIC TOWN COMMITTEE	for the Town of Winchester
REPUBLICAN TOWN COMMITTEE	for the Town of Winchester

And you are hereby directed to serve this warrant by mailing a printed copy thereof, by you attested, to every occupied dwelling in said Town and by posting on the Town Hall bulletin board at least seven days before the holding of said election.

Hereof fail not, and make return of this warrant with your doings thereon at the time and place of said voting.

Given under our hands and seals this 4th day of February, 2016

Selectmen of Winchester

Lance Grenzeback, Chairman

James A. Johnson, III, Vice Chairman

Stephen L. Powers

Michael Bettencourt

E. James Whitehead

A true copy

ATTEST: _____

Constable

Constable's Return
Winchester, MA 01890

2016 Presidential Primary Warrant – February 4th, 2016

As required by the foregoing Presidential Primary Warrant, I have notified and warned the inhabitants of the Town of Winchester to meet at the time and at the place named for the purposes therein stated by causing a printed copy thereof, by me attested, to be mailed to every occupied dwelling in Town and by posting on the Town Hall bulletin board at least seven days before the holding of said Presidential Primary.

Mailed: _____

Posted: February 9, 2016

Richard S. Kelley
Constable of Winchester



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, February 8, 2016

CONSENT AGENDA

Docket Item H-1: One Day Alcoholic Beverage License:
Jennifer Kane for Autism Housing Pathways – fundraiser –
Jenks Center – Saturday, March 12, 2016;

Supporting Documents:

H – 1: License application; police comments

Action Required:

VOTE to approve. Documents requiring
signature are in **RED BOOK**.



Town of Winchester

Application for Special (One Day) Alcoholic Beverage License

In accordance with MGL c.138, s.14, 23; CMR 7:04 and
Town of Winchester Procedural Requirements for Special (One Day) Alcoholic Beverage Licenses

Name of Applicant/ Organization: Autism Housing Pathways
Address: 22 Willowdale Rd, Winchester, MA 01890
Telephone Number: 617-281-8678

Permit Applying For:

All Alcohol License (\$75.00)

Beer and Wine Only License (\$75.00)

Nature and purpose of the event:

Annual Fundraiser

Number of persons attending event: 100 people

Description of premises and location of facility where liquor will be sold and/or distributed:

St. Marys Parish Hall
Winchester, MA

Name(s) of responsible manager (s) who will be in charge of dispersing the liquor; date of birth(s) and Social Security Number(s):

Cathy Boyle
Jenny Kane

Date(s) and times of event and/or specific times when alcoholic beverages will be sold or distributed:

March 12, 2016 Event 7-10pm Bar open from 7-9pm.

I have read the Procedural Requirements for Special (One Day) Alcoholic Beverage License (attached) and agree to all the terms and conditions:

Signature of Responsible Manager:

J Kane

Print Name of Responsible Manager:

Jennifer M. Kane

**NOTE: Application must be submitted a minimum of TWO WEEKS prior to the scheduled event to:
Board of Selectmen; 71 Mt. Vernon Street; Winchester, MA 01890**

16 JAN 27 PM 12:41

Cafarella, Jennifer

From: Albertelli, Ken
Sent: Wednesday, January 27, 2016 2:37 PM
To: Cafarella, Jennifer
Cc: Barbara Bosco
Subject: FW: One Day Alcohol License
Attachments: 201601271335.pdf

Hi Jenn,

The Police Dept. has no objection.

Thanks
Ken

-----Original Message-----

From: Cafarella, Jennifer
Sent: Wednesday, January 27, 2016 2:13 PM
To: Albertelli, Ken; Bosco, Barbara
Subject: One Day Alcohol License

Chief,

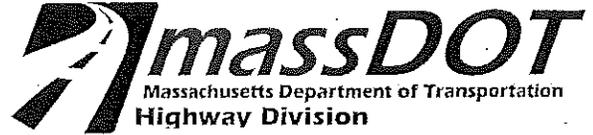
Can I please have your comments on the attached one day alcoholic beverage license?

Group: Autism Pathways
Location: St. Mary's School
Date: March 12, 2016

Thanks -
Jenn



Charles D. Baker, Governor
 Karyn E. Polito, Lieutenant Governor
 Stephanie Pollack, Secretary & CEO
 Thomas J. Tinlin, Administrator



Docket Item:
I-1:
 February 8, 2016

The Board of Selectmen
 Town of Winchester
 Town Hall
 71 Mount Vernon Street
 Winchester, MA 01890

Attention: Beth Rudolph, P.E., Town Engineer

SUBJECT: NATIONAL BRIDGE INSPECTION STANDARDS (NBIS)
BRIDGE INSPECTION REPORT

W-40-019 (2DB) Main Street / Wedge Pond Outlet RI Dated: 08/26/15

Dear Members of the Board:

As part of the Massachusetts Bridge Inspection Program, the Massachusetts Department of Transportation – Highway Division is involved with the inspection of municipally owned bridges which have a clear span of greater than 20 feet. These bridges are scheduled to be inspected every two years or less.

For your records, forwarded herewith is a copy of the recent bridge inspection field report for the referenced City/Town owned bridge.

Repair, rehabilitation or reconstruction of any bridge to address the deficiencies reported is the owner/custodian's responsibility.

Questions regarding the content of the reports may be directed to the District Bridge Inspection Engineer, Thomas Weil, at (781) 674-2172.

Sincerely,

Paul D. Stedman,
 District Highway Director

DJC / TW / cab
 cc: Brian Clang-BIE, D-4 DHD, D-4 DBIE
 Enclosures

RECEIVED
 16 FEB 11 PM 1:15
 TOWN OF WINCHESTER
 TOWN MANAGER
 SELECTMEN

Mawn, Patti

From: Lance Grenzeback <lance.grenzeback@gmail.com>
Sent: Monday, February 01, 2016 11:30 PM
To: Mawn, Patti
Subject: Fwd: Letter about 345 kV Transmission Line in Winchester Project
Attachments: Studies Show Living Next To Power Lines Increases The Risk Of Cancer.docx; ATT00002.htm

Patti: Please print copies for the Board and the record file. Thanks.

Begin forwarded message:

From: mimi long <mq2004@gmail.com>
Date: February 1, 2016 at 10:24:41 PM EST
To: lance.grenzeback@gmail.com
Subject: Letter about 345 kV Transmission Line in Winchester Project

Hello Mr. Grenzeback

First of all, thank you so much for providing the opportunity to have a public information meeting with Eversource about the 345 kV power line project and let me and other residents to know more about this project and ask questions.

Today I saw there is a motion filed by town lawyers. From the motion, I knew that the town hired independent consultants for evaluation of the engineering of the project and EMF concerns.

As a resident, I appreciate your efforts to understand people's concerns, your efforts of trying to change the route.

What I understand from the motion is the town selectmen are trying to have Eversource go to the alternative route through Green St in Woburn. And there are also other options in the motion. I urge you to get rid of the whole route from Cross st/Washington st in Winchester. The route in the motion about change to Cross St/ Davidson part is totally unacceptable for me because it still go through the very dense residential streets and affect a lot of resident in the neighborhoods.

- About EMF, I don't believe what the the professor from Eversource said, because there are **Studies Show Living Next To Power Lines Increases The Risk Of Cancer especially for children. Attached please find a doc that list all the studies from different medical institutes and department of health.**
-
- There are two existing power lines, plus the two proposed power lines, it is too many for a such small town. With construction for both line expected to begin in 2017, the traffic of the whole town will be severely impact. This is too much for us. I move to Winchester because it's a beautiful and quiet town with nice people. I don't want it will be badly impact and changed by these projects.

- Also I met a guy whose job is installing underground power line, He told me he is against of installing underground power line, The job of installation often get delayed which cause more and longer problem for traffic. The power line often has leakage not only requires to open the round to fix but also have the possibility of contaminate out water supply system.
- If anybody have the concerns about the health risks, the property values may get affected. There are studies shows there are affects on the price for houses abutting High Voltage Transmission Lines.

Due to the above reasons, I strongly request you to opposite the plan of putting the 345 kV line through Winchester.

Again, I really appreciate you listen to the voice from the neighborhood and wish you can fight firmly against this 345 kV project to save our town and our neighborhoods

Sincerely

Min Qiu

Studies Show Living Next To Power Lines Increases The Risk Of Cancer

After hundreds of international studies, the evidence linking EMFs to cancers and other health problems is loud and clear. High Voltage power lines are the most obvious and dangerous culprits, but the same EMFs exist in gradually decreasing levels all along the grid, from substations to transformers to homes.

Here are some studies published in the best medical journals.

From the British Medical Journal, June, 2005:

Researchers found that children **living within 650 feet of power lines had a 70% greater risk for leukemia** than children living 2,000 feet away or more.

From Epidemiology, 2003 Jul; 14(4):413-9:

"Several studies have identified occupational exposure to extremely low-frequency electromagnetic fields (EMF) as a potential risk factor for neurodegenerative disease."

From Epidemiology, 2002 Jan; 13(1):9-20

There is "strong prospective evidence that prenatal maximum magnetic field exposure above a certain level (possibly around 16 mG) may be associated with miscarriage risk."

From the Internal Medicine Journal, 2007

In a study of 850 lymphoma, leukemia and related conditions, researchers from the University of Tasmania and Britain's Bristol University found that **living for a prolonged period near high-voltage power lines increased the risk for these conditions later in life.**

People who lived within 328 yards of a power line up to age 5 were five times more likely to develop cancer as an adult. People who lived within 328 yards of a power line at any point up to age 15 years were three times more likely to develop cancer as an adult.

Dr. David Carpenter, Dean of the School of Public Health (SUNY), believes that up to **30% of all childhood cancers come from exposure to high voltage power lines.**

Even the **Environmental Protection Agency (EPA) cautions citizens** that "There is reason for concern" and advises "prudent avoidance" of high voltage power lines.

The **California Department of Health concluded that EMFs were responsible for an increase in childhood leukemia, adult brain cancer, Lou Gehrig's disease and miscarriage in the 2002 report,** "An Evaluation of the Possible Risks From Electric and Magnetic Fields (EMFs) From Power Lines, Internal Wiring, Electrical Occupations and appliances. The studies cited above and dozens of other epidemiological studies specifically link high voltage power lines with Brain tumors, Leukemia, Birth defects, Lymphoma.

Electromagnetic Radiation and Power Lines.

It's a Problem.

According to research and publications put out by the **World Health Organization (WHO)**, EMF such as those from power lines can also cause: headache, fatigue, anxiety, insomnia, pickling/burning skin, muscle pain...

Natural cancer institution

Several studies conducted in the 1980s and early 1990s reported that people who worked in some electrical occupations (such as power station operators and phone line workers) had higher-than-expected rates of some types of cancer, particularly leukemia, brain tumors, and male breast cancer (published in World Health Organization, International Agency for Research on Cancer, Non-ionizing radiation, Part 1: Static and extremely low-frequency (ELF) electric and magnetic fields Exit Disclaimer. IARC Monographs on the Evaluation of Carcinogenic Risks to Humans 2002; 80:1-395).

Note: Many lab researches showed no clear evidence linked between cancer and high voltage power line. Those researches used mice and rat which species are highly tolerating to radiation. The experiment model is wrong! We are human! **Only the statistical data reflects the truth of the danger!** Not the experiments.

Docket Item:
I - 3:
February 8, 2016

Mawn, Patti

From: Allan Rodgers <arodgers08@comcast.net>
Sent: Wednesday, February 03, 2016 11:29 AM
To: lgrenzeback@comcast.net; Howard, Richard; Mawn, Patti; brian.szekely@gmail.com
Cc: John H. Suhrbier
Subject: February 10.doc
Attachments: February 10.doc

Hi, all. On February 1 I e-mailed you my January 20 statement to the Zoning Board of Appeals on the 416 Cambridge St. housing proposal. I neglected to attach to it my April 10, 2015 chart of Chapter 40B inventories of communities near or comparable to Winchester. I attach this chart to this e-mail. Please distribute it to the Selectmen and other interested persons with the January 20 statement. Thank you. Allan Rodgers

February 10, 2015

Comparison of Affordable Housing Units Between Winchester and Nearby and Similar Communities

The State's Department of Housing and Community Development on December 5, 2014 released its Chapter 40B Subsidized Housing Inventory for all Massachusetts communities. Generally, housing that is affordable to persons whose annual income is less than 80% of the area median income qualifies for inclusion on the Inventory. The average for all communities is 9.3%

Winchester's percentage is 1.9, a level it has been at for many years. This is by far the lowest percentage among communities that are nearby and those with which the Town likes to compare itself. Here is a chart of these numbers.

Acton 6.5	Wenham 8.7
Andover 9.3	Westford 7.5
Arlington 5.6	Weston 3.6
Bedford 16.9	Westwood 9.1
Belmont 3.8	Wilmington 10.5
Brookline 8.1	Woburn 7.1
Burlington 10.3	
Cohasset 10.7	
Concord 10.4	
Dedham 10.9	
Groton 5.4	
Harvard 5.5	
Hingham 6.3	
Lexington 11.1	
Lincoln 11.2	
Marblehead 3.9	
Medford 6.9	
Melrose 7.6	
Milton 4.9	
Needham 7.6	
Newton 7.5	
North Andover 8.5	
North Reading 9.5	
Reading 7.7	
Stoneham 5.3	
Sudbury 6.0	
Wakefield 6.6	
Watertown 6.4	
Wayland 4.0	
Wellesley 6.2	

Prepared by Allan Rodgers

Mawn, Patti

From: John H. Suhrbier <jnsuhr@verizon.net>
Sent: Wednesday, February 03, 2016 11:30 AM
To: Grenzeback, Lance; Howard, Richard
Cc: Grenzeback Lance; Mawn, Patti
Subject: Comments on Feb. 1 416 Cambridge Street draft letter from the BOS to the ZBA

In response to the request made during Monday evening's meeting of the Board of Selectmen, the following are comments on the draft of the letter to the Zoning Board of Appeals that was distributed that evening. The comments are sequenced based on the individual subsections contained in the draft.

Project Description

This refers to the parcel as being 2.99 acres in size, but the Project Density section references a size of 2.69 acres. I believe the 2.99 acre size is correct.

Board Comments - Introduction

Going back at least to the 1980's, the town has followed a practice of locating housing that qualifies as being affordable on a scattered site basis throughout the town. Examples are The Willows, Graystone, and 400 Cross Street. The objective of this practice is to avoid concentrating affordable housing in one particular location. In this context, the word "especially" should be removed from the end of the first paragraph so as not to imply that the Town Center is the exclusive, or even primary, focus of affordable housing initiatives.

Why is the name Massachusetts Housing Finance Agency used in the second paragraph? My understanding is that this became MassHousing in 2001. My suggestion is to use the more current and recognizable name.

I suggest adding a paragraph in this opening section that acknowledges the important housing benefits that would be provided by this proposed 416 Cambridge Street development. These include rental rather than condominium or home ownership, a mix of housing unit types and sizes, downsizing opportunities for seniors, and accessible living arrangements for persons with physical disabilities. The expectation is that seniors will be the largest population demographic profile that will choose to live in these apartments. Five of the units will be fully accessible and all of the units will incorporate some measures of accessibility. All of this is consistent with Winchester's master plan.

While Winchester's current 1.9 percent inventory is sufficient by itself to establish a housing need, these additional housing benefits may be of even greater value to the town.

Project Density

As stated above, change 2.69 to 2.99 acres.

In the third paragraph, eliminate the word "windfall." The financial pro forma submitted in January shows an expected income of \$750,000 associated with the sale of the existing house, offset by \$739,700 in costs. The conversion of this existing house has been an integral part of the economics of the proposed plan from the start, and should not now be considered as being unexpected.

I would either soften or re-write the last sentence of the third paragraph since the implication of the current wording is that a financial pro forma has not yet been submitted. Under applicable legal provisions, the cumulative cost of the conditions requested by the Zoning Board of Appeals must not be such that the project no longer is financially feasible. While it certainly is reasonable to ask the developer to examine the economics

of a 72 unit development, there is a possibility that this large of a reduction may not be financially feasible given other mitigation requests also being made.

Pedestrian Amenities and Circulation

While construction of a sidewalk on Cambridge Street extending from Wainwright Road to a new pedestrian crosswalk is reasonable, extending this sidewalk across the remaining private property, including the gas station, to the Country Club Heights/Crescent Park traffic signal may be both difficult and not necessary.

Dimensional Controls

I am confused by the wording, "should not need more than four stories above parking as shown on the applicant's plans."

My understanding of the current proposal is that three floors of residential living would be provided on the end closest to The Ledges, and four floors would be provided on the end nearest Cambridge Street. Thus, the current proposal already is within the desired four habitable floor limit on the Cambridge Street end and below that on the portion nearest to The Ledges. Is my understanding incorrect?

Perhaps you can simply ask if a 72 unit configuration would make it possible to reduce the currently proposed building height rather than specifying a particular number of floors.

Neighborhood Screening and Noise Control

Add "visual in the first sentence so that the wording becomes, "... to limit noise and visual impacts to abutters."

Local Preference

Change to read, "... to establish the maximum possible local preference for affordable units."

Previously, a community could choose to have a local preference for up to 70 percent of the affordable units. This was then changed by DHCD to a require a justification, with their approval. for up to a maximum of 70 percent. I heard last Friday that the applicable local preference provisions may again change in response to the U.S. Supreme Court's June 2015 "Disparate Impacts" ruling and the subsequent July 2015 new Affirmatively Furthering Fair Housing rule issued by the U.S. Department of Housing and Urban Development.

Please let me know if you have any questions.

John H. Suhrbier, Chair
Winchester Housing Partnership Board
9 Chestnut Street
Winchester, MA 01890
781-729-4824

Marty Jones
One Salisbury Street
Winchester, Massachusetts 01890

February 2, 2016

Zoning Board of Appeals
Town of Winchester
71 Mt. Vernon Street
Winchester, MA01890

RE: Winchester North – 416 Cambridge Street

Members of the Board:

I am writing to provide comments and to express my support for the Board's approval of the subject application.

I reside at 1 Salisbury Street in Winchester and have been a Winchester resident since 1987 when my husband and I purchased our home. Since that time, we have been privileged to raise a family here, taking advantage of the many benefits and community resources the Town offers.

I have been a housing and economic development professional throughout my career, working as a developer of mixed income apartment communities with Massachusetts-based Corcoran Jennison Company, and since 2011, I have been the President and CEO of MassDevelopment, an economic development quasi-public authority that works to promote economic growth throughout the Commonwealth.

I am writing in my capacity as a Winchester resident, not in my official capacity, and while MassDevelopment does act as a 40B eligibility authority for projects throughout the Commonwealth, the Agency is not involved in the approval or financing of the subject development.

I would like to comment on several aspects of the Winchester North development.

The Winchester North development will provide a much needed resource in our Town where less than 20% of the housing is rental, and condominium conversion continues to deplete this limited supply. The building is designed with a variety of unit sizes and types to meet the needs of a range of renters. There will also be a range of rental prices with 25% of the units restricted to households below 80% of median

income. This means that moderate income working people – teachers, firefighters, employees in our retail establishments – will be able to afford to rent here.

Both the variety of price points and the range of unit types mean that this development will also provide a rental resource that many Winchester residents need. As our population ages, rental housing can provide a welcome alternative to the maintenance demands of a single family home. Unfortunately, many of us have Winchester friends and neighbors involved in family separations and divorces who have limited available housing options that allow them to remain near their children and involved in their daily activities. And many of my daughters' friends, now working after completing college, have few alternatives for housing in Town. This development through its rent structure and design can help address many of these needs.

The Cambridge street area where the development will be built currently contains a wide range and mix of uses within a mile – retail establishments, restaurants, assisted living, single family homes, gas stations, a convenience store, townhome/cluster development and other businesses. The addition of an apartment building of this size will be compatible and appropriate for the area. The use of podium parking rather than at grade parking lots means that many of the natural features of the site can be preserved and the applicant has proposed a landscaping plan that will further enhance the appearance of the site.

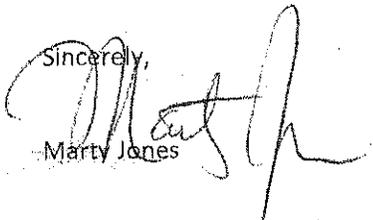
I have also reviewed the financial proforma for both the apartment development and the “for sale” unit submitted by the applicant. The total development cost budget is consistent with construction and development costs currently prevailing in the Greater Boston market area. The operating budget indicates sufficient cost allocation to support a professionally managed and maintained development. This is critical to assuring that the property remains an asset to our community over the long term, a factor that should be of primary interest to the Town and the adjacent property owners. As is typical in many 40B developments, the full developer overhead and fee is planned to be contributed to the project as equity (rather than being paid to the developer upfront) further solidifying the developer/owner's incentive to stay focused on long term, quality operation of the development in order to receive a return on investment.

It is important to also note that this development's calculated return on cost (Net Operating Income/Total Development cost) yields a return on cost of 5.76%. In today's real estate marketplace, this is considered a minimal return given the risks of a “to be built” property and especially given the high cost of developing and constructing this building including the provision of garage parking. Significant reductions in the number of units in the building will reduce the economies of scale and are likely to make the development uneconomic.

I am proud of the community I call home. Winchester always shown a focus on excellence & high standards. Our schools are recognized as top tier, our Town government is professionally managed, and our bonds consistently receive high ratings. Yet we rank in the **bottom 25%** of towns in the Commonwealth when it comes to providing affordable housing for our residents. Many other communities with equally good schools and high home values outpace us. This development provides a high quality, well-designed opportunity for that to change.

I urge the board to approve this development as appropriate under the standards and provisions of Chapter 40B and as a positive addition to the Town of Winchester.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marty Jones', written in a cursive style.

Marty Jones

February 3, 2016

Mr. Lawrence Beals, P.E., Chairman
Town of Winchester Zoning Board of Appeals
Town Hall
71 Mt. Vernon St.
Winchester, MA 01890

16 FEB 13 PM 2:03
TOWN OF WINCHESTER
TOWN MANAGER
SELECTION
REBECCA

Dear Chairman Beals and Members of the Zoning Board of Appeals:

We would like to thank you for your patience and work on the 40B project. We realize that it is extremely time consuming and at times exasperating. We do appreciate the time and work involved. We would like to address a few issues that were brought up at the Jan. 20th meeting.

While not wanting to belabor the balloon issue, Geoffrey Engler stated that he had placed weather balloons on the site. Different sets of balloons were placed twice, but neither were put up properly and none were installed on the northeast side of the property to show the location of the proposed building. Needless to say the balloons were completely ineffective.

If you recall, at the Dec. 9th meeting, Geoffrey apologized for the initial installation of the balloons. He said that the initial balloon placement failed due to not having the proper equipment. He asked us to "Just forget that," and said that he was going to take care of the situation himself. At that meeting, it was pointed out to him that party balloons had been installed. At no time did he indicate that they were weather balloons. Joe O'Connor requested that weather balloons be used and that they indicate the height, length, and depth of the building. Geoffrey agreed to do so. In fact, Mr. Chairman, when Geoffrey agreed to the weather balloons we believe you said, "And Joe, they will be red."

At the Jan. 20th meeting Geoffrey said that another set of balloons had been placed. Subsequently we learned from Geoffrey's email to you dated Dec. 15, 2015, that he and an associate went back to the property. In said email he stated, "We attempted to elevate the 3 balloons in the front of the property and all 3 balloons broke on

various branches when they were blown into surrounding tree limbs.” He stated that weather balloons are large and therefore they were pushed around significantly by the slight breeze.

Although we appreciate Mr. Engler’s third attempt, had he done some research it could have proved more successful. The weather conditions for Dec. 15th were not conducive for placing balloons. According to the weather report for Bedford, MA (Hanscom Air Base), on the 15th there was a wind speed of 9 mph and a maximum wind speed of 26 mph with maximum gust speeds of 38 mph. Such wind speeds are not considered slight breezes! If he had set the balloons on the 14th, 16th, or 17th, the balloons may not have broken. The maximum wind speeds for those dates were 8, 10, and 13 mph respectively. We should also note that the majority of the initial balloons, although of inferior quality, did not break when placed.

At no time did Mr. Engler make an effort to notify the abutters that he was going to place the balloons or that he had done so. Since the first meeting the Board requested placement of the balloons. It has been obvious that Mr. Engler has been reluctant to fulfill the Board’s request. He should have been more accommodating and had the balloons in place early on. Had it been done initially this would not become an escalated issue. All interested parties, including Town officials and the public, should be able to visualize the mass of the building. It is disappointing that Mr. Engler will not accommodate this simple request! It is our recommendation that the Board again request Mr. Engler make an additional effort to set the balloons and a successful outcome of same should be a condition for approval. As stated in his Dec 15th email, Geoffrey stated, “I am open to additional suggestions.” It is great to ask for suggestions but ultimately it is his responsibility, not yours, to find an alternative way to make it work.

It is our understanding that at the upcoming meeting Mr. Engler does not intend to submit a plan showing the height comparison from the building to the houses at #2, 4, and 6 Wainwright Rd. even though it was requested at the last two meetings. This is unfortunate since it will not give the owners of those properties an elevation reference point from the proposed building to their homes. Such a comparison would also help the Board to see if the proposed building fits into the surrounding neighborhood. This would allow the Board, if need be, to make modifications or

suggestions to redesign the height of the building to have less of an impact on the abutting neighbors.

Local 40B Review and Decision Guidelines, A Practical Guide for Zoning Boards of Appeal Reviewing Applications for Comprehensive Permits Pursuant to MGL Chapter 40B by the Massachusetts Housing Partnership and Edith M. Netter, Esq. Nov. 2005, page 10, para 2 Encourage the Applicant to Modify the Project states, "Under 40B anything that is reasonably related to the project and its impacts is negotiable. Subjects for negotiation include density, unit and site design, housing type, amount and location of open space and recreational facilities, and landscaping. When ZBAs negotiate density they should first consider whether good building and site design might be at least as important as the number of units in a project. Infrastructure concerns such as roads, storm and wastewater systems and water delivery and supply are often also negotiated. Communities also negotiate for additional affordable units, prices of the affordable units and contributions for affordable housing plans."

Regarding Mr. Engler's statement that no land in Woburn would be used and that there would not be a snow farm/storage area on the Woburn land, we refer you to the Bohler Engineering submission dated Dec. 2, 2015. This was discussed at the Board's Meeting on Dec. 9, 2015. Under Section Site/Civil Design Evaluation, Comments 4 and Response 4 snow storage is discussed. In the response it is stated, "We have provided a snow storage location plan (see attached)." The Snow Storage Exhibit shows that the snow farm in the right rear of the building is indeed on Woburn land as well as a walkway. The Winchester/Woburn boundary is not clear in the exhibit provided in the packet, but if you refer to the exhibit presented during the PowerPoint presentation, it is clearly shown.

The possibility of having a group home on the lower level of the building came as a complete surprise. We were not previously informed about this and we feel that it needs to be discussed, mitigated, and resolved. We request that the Board send us all communications regarding this issue prior to the Feb. 9th meeting.

At the previous meeting, discussions took place regarding waivers. We realize that it was getting late and waiver #8 was held in abeyance and not discussed and will be brought up at a future meeting. Waiver #9 had limited discussion and we

respectfully ask the Board to refrain from bringing any of the waivers up for a vote until all issues have been fully addressed.

It is our feeling that we have not had sufficient time to present our side. We sincerely feel that we have been reacting to the developer's presentation and at no time have we made our case.

We request you continue the public hearing process beyond Feb. 9th so that all of the still-open issues can be resolved.

Thank you for your consideration in this matter.

Yours truly,



The Ledges 40B Committee and residents
Fritz von Mering, Committee Chair & Ledges Trustee, Unit 3 (Email:
fritzvm@gmail.com)

Rich Shanahan (Ledges Trustee Chairman)	Bob Bagdasarian	Joe O'Connor
Eric Hayden (Ledges Trustee Treasurer)	Marion Crandall	Janie Weinberg
Joe Fermano (Ledges Trustee)	Joanne Hofmann	Bob Williams
Bob McIndoe	John Zeisel	

cc: Planning Board

Board of Selectmen

Town Manager, Richard Howard

Hill Law

Docket Item:
I-7:
February 8, 2016



Jill M. Reddish
Senior Staff Consultant – FiOS TV

Verizon Communications Inc.
125 High Street
Oliver Tower, FL 7
Boston, MA 02110
617-342-0558
Jill.m.reddish@verizon.com

January 31, 2016

Town Manager's Office
Winchester Town Hall
72 Mt. Vernon Street
Winchester, MA 01890

Subject: Annual Complaint Filing

Dear Town Manager,

Pursuant to M.G.L. c. 166A, §10, Verizon New England, Inc. ("Verizon New England") is required to file with the Department of Telecommunications and Cable and Issuing Authorities an annual report on complaints received regarding our FiOS TV service. The report reflects complaints received by Verizon during the previous year ending December 31. The Department of Telecommunications and Cable has adopted Form 500 as the prescribed form for complying with this annual reporting requirement. Please find attached Verizon New England's 2015 Form 500 for the Town of Winchester.

Should you or your staff have any questions, please contact me at 617-342-0558. Verizon New England appreciates the opportunity to conduct business in your community, and we look forward to a long and rewarding relationship.

Sincerely,

A handwritten signature in black ink that reads "Jill M. Reddish".

Jill M. Reddish
Senior Staff Consultant – FiOS TV

RECEIVED
16 FEB 13 PM 1:31
TOWN OF WINCHESTER
TOWN MANAGER
SELECTION

Form 500 Complaint Data - Paper Filing

City/Town: Winchester

Filing Year: 2015

Number of Subscribers: 3875

Cable Company: Verizon New England Inc.
 Address: 125 High St., Boston, MA 02210
 Contact: Jill M. Reddish
 Phone: 617-343-0558
 E-Mail: jill.m.reddish@verizon.com

Average Resolution Time: <1> Less than 1 Day, <2> 1-3 Days, <3> 4-7 Days, <4> 8-14 Days, <5> 15-30 Days, <6> >30 Days
 Manner of Resolution: A. Resolved to the satisfaction of both parties, B. Resolved, customer dissatisfied, C. Not Resolved.

	Total Complaints	Avg. Resolution Time (see code above)	Manner of Resolution (see code key above for the manner represented by the letters below) The number below each letter indicates the number of complaints resolved in that manner.		
			A.	B.	C.
Advertising/Marketing	0	0	0	0	0
Appointment/Service call	0	0	0	0	0
Billing	0	0	0	0	0
Customer Service	0	0	0	0	0
Defective Notice	0	0	0	0	0
Equipment	57	2	51	6	0
Installation	0	0	0	0	0
Reception	0	0	0	0	0
Service Interruption	4	2	4	0	0
Unable to Contact	0	0	0	0	0
Failure to Respond to Original Complaint	0	0	0	0	0
Other	0	0	0	0	0

Form 500 Service Interruption Data - Paper Filing

City/Town: Winchester

Filing Year: 2015
 Number of Subscribers: 3875

Cable Company: Verizon New England, Inc.
 Address: 185 Franklin St., Boston, MA 02110
 Contact: Jill Reddish
 Phone: 617-342-0558
 E-Mail: jill.m.reddish@verizon.com

Average Resolution Time: <1> Less than 1 Day <2> 1-3 Days <3> 4-7 Days <4> 8-14 Days <5> 15-30 Days <6> > 30 Days

Date Service Interruption Began	Average Resolution Time: (see Code Key above)	Estimated # of Subscribers Affected
1/1/2015	1	3992
5/24/2015	1	2944
6/17/2015	1	3937
6/17/2015	1	3937
6/22/2015	2	3925
6/22/2015	2	3925
7/4/2015	1	3910
8/15/2015	1	3877
9/30/2015	1	25
10/7/2015	1	3875
10/7/2015	1	3875
12/24/2015	1	3873

Mawn, Patti

From: Grenzeback, Lance
Sent: Thursday, February 04, 2016 9:53 PM
To: Mawn, Patti
Subject: Fwd: No high voltage transmission project proposed by Eversource in Winchester - second letter

Patti: Please make copies for the Board and the record file. Thanks.

Begin forwarded message:

From: Wei Zhang <weizhang100@hotmail.com>
Date: February 4, 2016 at 9:17:15 PM EST
To: "lance.grenzeback@gmail.com" <lance.grenzeback@gmail.com>
Subject: **No high voltage transmission project proposed by Eversource in Winchester - second letter**

Dear Mr. Grenzeback,

I wrote to you about 10 days ago regarding the 345kV high voltage transmission project proposed by Eversource along Woburn, Winchester, Stoneham and Wakefield. I just learned that the Winchester Board of Selectmen proposed an alternative route, which still went through most of Cross Street, and will in addition also cross a park. I am very disappointed by this proposal, because it will not reduce the numerous negative impacts of the project, which include health hazards, traffic disruption, and public safety problems, just to name a few.

The area the proposed transmission line will pass through is densely populated, and to make it worse, many side streets along Cross Street, like the one I live on, has no other outlet except Cross Street. Closing of Cross Street for 4-6 weeks as described in the Board of Selectmen meeting notes (and may be even longer) will cause serious inconvenience and pose severe safety hazards. For example, the condo complex on Conant Road (the Willows) has many senior residents and many young children. Lives may be lost in event of medical emergency if the street is closed or children may be injured on their way between school and home.

This project, with no reasonable benefits, has been proposed and imposed on residents of the affected Winchester areas arbitrarily without proper notice and communications. This violates the rights of people in these areas.

I hope the Board of Selectmen can consider the interest of all the town's residents. I would greatly appreciate it if you could help us by persuading relevant parties to reject Eversource's proposal to build the high voltage transmission line anywhere in Winchester.

Sincerely,

Wei Zhang

From: weizhang100@hotmail.com

To: lance.grenzeback@gmail.com

Subject: No high voltage transmission project proposed by Eversource in Winchester

Date: Sun, 24 Jan 2016 10:49:39 -0500

Dear Mr. Grenzeback,

I am writing to express my serious concerns regarding the 345kV high voltage transmission project proposed by Eversource along Woburn, Winchester, Stoneham and Wakefield.

As a resident of Winchester, I believe this project will bring us immediate and long term impacts in a negative way:

- 1) Pose safety risks to students in two public and one private elementary schools during construction.
- 2) Bring serious inconvenience to residents in our densely populated areas during the long construction period.
- 3) Cause concerns to residents, regarding health issues that may be caused by the high voltage lines. It has been reported that high voltage power lines may cause leukemia and cancer in children. The current scientific data are insufficient for the residents, especially parents, to be convinced that there are no health risks. Specifically, our house is along the route of the planned power line, and my father uses a pacemaker, which could be affected by the magnetic fields emitted by the high voltage power line.
- 4) Negatively impact house values in Winchester and other towns along the route due to concerns about potential health and safety risks.

Furthermore, the choice of the routes by Eversource is totally unreasonable. The areas that will be affected are densely populated, and many of the streets are among the busiest streets in the town. A long construction will definitely cause traffic issues and bring inconvenience to the residents, companies and schools nearby.

In addition, I am very disappointed that Eversource failed to notify properly most residents affected by the proposed routes, including my family. I talked to some of my neighbors and nearly none of them remembered receiving any notice from Eversource.

Overall, this proposed project will clearly bring many negative impacts to residents in the affected towns/areas, without offering clear benefits. This is the reason why people are organizing against this project.

As a resident of Winchester, I am very proud of living in a town considered to be one of the safest towns for families with children. The town should take concerns of its residents seriously in such big issues. I would greatly appreciate it if you could help us residents and parents by rejecting Eversource's proposal to build the high voltage transmission line in Winchester.

Sincerely,

Wei Zhang