



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

A. OPENING.....7:00PM

B. EXECUTIVE SESSION (CLOSED TO PUBLIC).....7:05PM

Litigation – Eversource Intervener Status – MGL Ch. 30A §21(a)3 [Open Meeting discussion may have a detrimental effect on the litigating position of the Board of Selectmen as declared by the chairman.] – Siting Board Filing Update

C. 7:30 P.M. NOTIFICATION OF OTHER MEETINGS AND HEARINGS (OPEN TO PUBLIC).....7:30PM

1. Wednesday, July 27, 2016 – Public Informational Session – Forest Ridge Residences 40B Development Proposal – McCall Middle School Auditorium – 7:00 PM
2. Monday, August 8, 2016 – Board of Selectmen – Regular Session
3. Monday, August 29, 2016 – Board of Selectmen – Regular Session
4. Monday, September 12, 2016 - Board of Selectmen - Regular Session

D. TOWN MANAGER REPORT AND COMMENTS

1. Traffic Study Update: Main & Swanton; Johnson & Ridge
2. Forest Ridge Residences 40B Development Proposal Update
3. Appointments: DPW Water-Sewer Division

Documents:

[MANAGER.PDF](#)

E. MATTERS FROM THE AUDIENCE

F. CHAIRMAN'S COMMENTS

G. SELECTMEN'S COMMENTS AND NON-DOCKET BUSINESS

H. COMPTROLLERS REPORT

I. LICENSES

J. HEARINGS

K. BUSINESS

1. Cable Advisory Committee Interview/Appointment - Will Miller

Documents:

[G1.PDF](#)

2. Field Management Committee Reappointments - Patrick Gill And Lex DiMatteo

Documents:

[G2.PDF](#)

3. Joint Convention: Winchester Housing Authority Appointment.....8:00PM

4. Group Home Update - WHA

5. Town Center Street Scapes Concept - Town Planner Brian Szekely

Documents:

[G5.PDF](#)

6. Wayfinding Signs - Town Planner Brian Szekely

Documents:

[G6.PDF](#)

7. Eversource Update

8. Town Counsel Selection Discussion

L. CONSENT AGENDA

1. Archie McIntyre for Wright Locke Farm Conservancy – August 6, 2016 – 1827 Barn;
2. Gail Freeman for Studio on the Common – August 4, 2016 – Studio on the Common;
3. Michelle Noska for Beaujolais Catering – October 1, 2016 – Temple Shir Tikvah;
4. Michelle Noska for Beaujolais Catering – October 15, 2016 – Temple Shir Tikvah;
5. Diana Kenosian for Boston's Best Bartending – September 17, 2016 – Sanborn House
6. Bruce Bonnell for Winchester Senior Association – September 16, 2016 – Pond Room, Jenks Center

Documents:

M. CORRESPONDENCE AND WORKING GROUP REPORTS

1. Relay for Life Coordinator Rebecca Levine – Thank you for Board support
2. Brian Rabinovich, 21 Bellevue Avenue re: Forest Ridge Residences
3. Dorothy Feldman, 9 Polk Road re: Forest Ridge Residences – Bridge to Nowhere
4. Dorothy Feldman, 9 Polk Road re: Improper Notification of 40B to Town of Winchester
5. Marlin Kaan, 22 Chisholm Road re: Forest Ridge Development Proposal
6. UMass Amherst – DEP LCCA Program
7. Richard and Cheryl Norsworthy, 53 Everett Avenue – request for “No Parking” signs
8. Rachel Roll, 7 Forest Circle re: Forest Ridge Residences
9. MAPC re: Municipal Elections to the Boston Region Metropolitan Planning Organization
10. Kenneth and Karen Tarbell – request to purchase plot at Wildwood Cemetery
11. Senator Jason Lewis and Representative Michael Day to MassHousing re: Forest Ridge, Winchester
12. Caroline Woodward re: Eversource Benefit offsets request
13. Email: Alban Landry re: Real Estate Taxes

Documents:



# 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, July 25, 2016

## TOWN MANAGER REPORT AND COMMENTS

- Docket Item **B-1:** Traffic Study Update: Main & Swanton; Johnson & Ridge
- B-2:** Forest Ridge Residences 40B Development Proposal Update
- B-3:** Appointments: DPW Water-Sewer Division

### Supporting Documents:

**B - 1:**

**B - 2:**

**B - 3:** Memo from Town Manager requesting appointments in DPW Water-Sewer Division: Anthony Donlon and Tom Vail;  
**Note: DPW Director requests that 15 day appointment effective date be waived.**

Action Required: Hear updates and VOTE to waive 15 day appointment effective date.



# 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

July 25, 2016

TO: Board of Selectmen

FROM: Richard C. Howard, Town Manager

SUBJECT: Appointment – Department of Public Works –  
Water – Sewer Division

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In accordance with Section 4-2b of the Town of Winchester Home Rule Charter, I have made the following permanent promotional appointment in the Department of Public Works Water-Sewer Division:

**Anthony Donlon, 20 Prince Avenue, Winchester, MA  
W-12 Special Equipment Operator – Step 1  
DPW – Water-Sewer Division**

The Department of Public Works Director has requested that the Board waive the usual 15-day appointment waiting period.

/pcm

attachment



# Town of Winchester

Richard C. Howard,  
Town Manager

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

## MEMORANDUM

July 25, 2016

TO: Board of Selectmen

FROM: Richard C. Howard, Town Manager

SUBJECT: Appointment – Department of Public Works –  
Water – Sewer Division

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In accordance with Section 4-2b of the Town of Winchester Home Rule Charter, I have made the following permanent promotional appointment in the Department of Public Works Water-Sewer Division:

**Thomas Vail, 4 Bolton Street, Reading, MA 01867  
W-12 Special Equipment Operator – Step 5  
DPW – Water-Sewer Division**

The Department of Public Works Director has requested that the Board waive the usual 15-day appointment waiting period.

/pcm

attachment



# Town of Winchester

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71 Mt. Vernon Street  
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Fax: 781-756-0505  
townmanager@winchester.us

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Board of Selectmen Meeting  
Monday, July 25, 2016

## BUSINESS

Docket Item G-1: Interview/Appointment: Cable Advisory Committee  
Candidate: Will Miller, 14 Ware Road  
Term to Expire: 6/30/ 2018, 2019 or 2020  
(candidate has a choice)

G-2: Reappointment: Field Management Committee  
Patrick Gill and Lex DiMatteo

## Supporting Documents:

G - 1: Email application from Mr. Miller w/attached resume;  
list of Cable Advisory Committee members

G - 2: List of Field Management Committee Members

## Action Required:

G - 1: Vote to appoint Mr. Miller to the Cable Advisory Cmte.

G - 2: Vote to reappoint Mr. Gill and Mr. DiMatteo to the  
Field Management Committee for a term to expire –  
July 19, 2019.

**Mawn, Patti**

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**From:** Cafarella, Jennifer  
**Sent:** Thursday, July 14, 2016 3:19 PM  
**To:** Mawn, Patti  
**Subject:** FW: Cable Advisory Board  
**Attachments:** vita.docx

He can be appointed anytime. There's a bunch of openings.

**From:** wmilleruis@gmail.com [mailto:wmilleruis@gmail.com]  
**Sent:** Thursday, July 14, 2016 2:59 PM  
**To:** Town Manager  
**Subject:** Cable Advisory Board

Dear Friends,

I am interested in serving on the Cable Advisory Committee. I have a long term interest in technology and the public sector.

I am a new resident in Winchester. I recently retired from a position teaching public administration and public policy at the University of Illinois Springfield. I don't profess to have specific experience in cable matters, but I do have an interest in access to technology and information technology policy. I believe I can come up to speed on the technical and policy issues regarding cable regulation pretty quickly.

Please see the attached for my CV. If you have any questions I would be glad to respond.

Thank you for your consideration.

Sincerely,

Will Miller  
14 Ware Avenue  
Winchester, MA  
Phone: (781) 218-9677

# William H. Miller

## Education

- Areas of Research and Study: political, economic, religious and ethnic minorities, policy analysis methodologies and performance measurement, information technology, ethics in administration and policy, education policy
- Ph.D. in Public Policy Analysis and Administration from St. Louis University. May 7, 1991. Dissertation Subject: Policy legitimacy and the construction and use of “race” in policy research.
- Masters in Divinity, Eden Theological Seminary, St. Louis (1977)
- B.A. in Sociology (Concentration in Social Work), Southern Illinois University, Edwardsville (1973)

## Recent Employment History

- Faculty Emeritus, University of Illinois Springfield – August 2015
- January 2013 – June 2013 – Interim Dean, College of Public Affairs and Administration
- August 2007 – August 2015 - Professor of Public Administration at the University of Illinois at Springfield. Department Chair, Public Administration. Director of DPA doctoral program.
- August 1991 – 2007: Assistant, Associate and then Professor of Political Science at the University of Arkansas, Fayetteville. Coursework: Public Budgeting, Quantitative Methods, Public Information Management, Public Administration, Minority Politics, Ph.D. Capstone and Public Policy Analysis.
- August 1999 – 2007: Founding Director, Public Policy Ph.D. Program, University of Arkansas, Fayetteville, Arkansas
- 2003 – 2007: Founding faculty member, Clinton School of Public Service (Non-tenure track), Little Rock, Arkansas
- February, 2002 – 2007: Professor, Department of Health Policy and Management, College of Public Health (Non-tenure track), University of Arkansas for Medical Sciences, Little Rock, Arkansas
- Research Analyst, U.S. Equal Opportunity Commission, June 2006 – 2008. On mobility assignment through an Intergovernmental Personnel Act Agreement in order to gain access to EEO-5 data.

- Research Analyst, U.S. Equal Opportunity Commission, June 1996 – 2004. On mobility assignment through an Intergovernmental Personnel Act Agreement in order to gain access to EEO-4 data.
- September 1990: Adjunct Instructor, teaching Ph.D. level course on Ethics and Public Policy Administration for Public Policy Program, St. Louis University
- Minister, Christian Church (Disciples of Christ): Interim and congregational minister, 1980 - 1990.
- Community Organizer, Lessie Bates Davis Neighborhood House, East St. Louis, Illinois

## Selected Publications and Research

### Book

(2003). *Glass walls and glass ceilings : Women's representation in state and municipal bureaucracies*. Westport, Conn.: Praeger. With Reid, M. F., Kerr, B.

### Chapter

(2005). African Americans in the Arkansas general assembly: 1972-1999. In C. E. Menifield, & S. D. Shaffer (Eds.), *Politics in the new south : Representation of African Americans in southern state legislatures*. Albany: State University of New York Press. With Parry, J. (The Menifield/Shaffer edited book received the 2006 V.O. Key Award for the best book on Southern politics written in 2005 from the Southern Political Science Association)

(2001). Arkansas. In D. Krane, P. N. Rigos & M. B. Hill (Eds.), *Home rule in America : A fifty-state handbook* (pp. 497). Washington, D.C.: CQ Press. With Reid, M.

### Refereed Journals

#### Published

"Bureaucratic, Leadership, and Workforce Representation Among Female Administrators, Principals, Assistant Principals, and Classroom Teachers in U. S. School Districts, 2002-2008." *Public Administration Quarterly*. With Kerr, B., and Kerr, G. Vol. 38, No. 3, 2014.

"Interethnic Competition for Classroom Teacher, Assistant Principal, Principal, And Administrator Jobs In Multiethnic U. S. School Districts, 2002-2008." Online Pre-Print version at American Review of Public

Administration. With Kerr, B., Kerr, G. and Deshommes, R. Print version coming in 2016.

"When Does Politics Matter? Re-examining the Determinants of African American and Latino Municipal Employment Patterns." *Urban Affairs Review*. With Kerr, B., Shreckhise, W., Reid, M. Volume 49, No. 6, November 2013.

(2011) "The Determinants of Child Abuse and Neglect Among American Indians and Alaskan Natives Across States and Over Time." *Midsouth Political Science Review*, Vol. 12, 2011. With Goodrich, L., Hunt, V., Kerr, B.

(2011) "Mode-Neutral and the Need to Transform Teaching." *Public Administration Quarterly*, Volume 35, Number 4, Winter 2011.

(2010) "Descriptive Representation by Gender and Race/Ethnicity in Municipal Bureaucracies: Change in US Multiethnic Cities, 1987-2001," *Journal of Women, Politics & Policy*, Volume 31 Issue 3, 217. With Kerr, B., Reid, M. and Schreckhise, W.

(2008) "An Unconventional Application of the Glass Ceiling Concept: African American and Latino Administrators in Municipal Government Bureaucracies, 1987-1997," *Public Administration Quarterly*, vol. 32, No. 4, Winter 2008. With Kerr, B., Reid, M.

(2008) "School Performance Measurement: Equity and Politics," *The American Review of Public Administration* 2008, Vol. 38, No. 1, With Kerr, B., Ritter, G.

(2007) Sources of Information and the Development of Health Policy in Arkansas. *Midsouth Political Science Review*. 2007, With Felix, H.

(2003) "Does Spending on Schools Matter: The Determinants of Public School Quality in the State of Arkansas" *Mid-South Political Science Review*, 2003, vol. 7. With Kerr, B., Kern, J., Jackson, T.

(2002) "Private School Choice in the State of California and Implications for Arkansas," *Arkansas Educational Research and Policy Studies Journal*, Vol. 2, No. 2, 2002. With Kerr, B., Braswell, K.

(2001) "Arkansas' Views on Key Educational Policy Issues," *Arkansas Educational Research and Policy Studies Journal*, Vol. 1, No. 1 (2001). With Ritter, G.

(2000) "The Changing Face of Urban Bureaucracy: Is There Inter-Ethnic Competition for Municipal Government Jobs?" *Urban Affairs Review*, Vol. 35, No. 6. (2000). With Kerr, B., Reid, M.

(2000) "Private Communities Go Public: Issues of Governance and Public Finance," *Mid-South Political Science Review*, Vol. 3, 1999 (Printed in 2000). With Longstreth, M., Turner, M.J.

(1997) "Latino Representation, It's Direct and Indirect: A Critique of Hero and Tolbert," *American Journal of Political Science* Vol. 41, No. 3 (1997). With Kerr, B.

(1997) "Bridging Theory and Administrative Practice: The Role of A Capstone Course in P.A. Programs," *International Journal of Public Administration* Vol. 20, No. 10 (1997). With Kerr, B.

(1996) "About Ratios and Rationalizations: On the Difficulty in Finding Norms and Peers," *State and Local Government Review* Vol. 29, No. 3 (Fall 1996). With Reid, M.

(1996) "Municipal Debt - Financial Ratios for Nation, Region and Arkansas Cities" *Arkansas Business and Economic Review* Vol. 29, No. 3 (Fall 1996). With Reid, M.

(1996) "An Integrated Approach to the Home Page in Public Administration Education," *Journal of Public Administration Education* Vol. 2, No. 1 (May 1996), With Ryan, J.

(1995) "Uncertainty in Boomtown: Northwest Arkansas, Transportation and Economic Growth," *Arkansas Business and Economic Review* Vol. 28, No. 1 (Spring 1995). With Fendely, K.

(1995) "Increasing Civic Capital: The Role of Political and Policy Research," *Texas Journal of Political Studies* Vol. 17, No. 1 (Fall/Winter, 1995). With Fendely, K.

(1989) "Assessing Desegregation Efforts: No 'Best Measure'," *Public Administration Review* (September/October 1989). With Kelly, P.

#### *Published Reports*

(1994) "Community Impact of Regional Transportation Infrastructure Growth" Department of Transportation, Mack-Blackwell Rural Transportation Study Center (1994). With Findely, K.

#### *Awards*

Brinck Kerr, Will Miller, Bill Schreckhise and Margaret Reid, "When Does Politics Matter? Re-examining the Determinants of African American and Latino Municipal Employment Patterns," American Political Science Association, 2008, Best Paper Award, Urban Politics Section.

Brinck Kerr, Will Miller, Bill Schreckhise and Margaret Reid, "If Politics Matters, When Does It Matter? Re-examining the Determinants of African American Municipal Employment Patterns," Southwestern Political Science Association, 2006 Prestage Best Paper Award.

Brinck Kerr, Will Miller, and Margaret Reid, "Descriptive Representation Among Latinas, African American Women, and White Women in Multiethnic Cities: Employment Inequalities in Municipal Bureaucracies." Southwestern Political Science Association, 2002 Prestage Best Paper Award.

Best Paper Award, Arkansas Political Science Association, 2000 (With Reid and Kerr)

Best Paper Award, Arkansas Political Science Association, 1993



# Town of Winchester

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townmanager@winchester.us

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Board of Selectmen Meeting  
Monday, July 25, 2016

## BUSINESS

Docket Item **G-3:** Joint Convention: Winchester Housing Authority Appointment  
Candidate: Rodney Gay

### Supporting Documents:

**G - 3:** Letter of application from Rod Gay;  
Copy of Legal Notice posted in Daily Times Chronicle;  
Current Town Clerk Roster for Housing Authority  
Copy of website vacancy posting  
Posting Notice

### Action Required:

**G - 3:** Joint vote to appoint Rod Gay to the Winchester Housing  
Authority Board

**Rodney Gay**  
**3A Westley Street**  
**Winchester, MA 01890**  
**781-799-1116**  
**rodgay65@hotmail.com**

July 19, 2016

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

RECEIVED  
2016 JUL 20 PM 1:53  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

Dear Chairman Grenzeback:

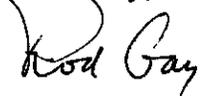
I am writing to apply for the open position on the Winchester Housing Authority. I grew up in Winchester and have resided at the Winchester Housing Authority at the John Doherty complex for the past 6 years.

I possess a very diverse background in private school education and in large, national and global manufacturing firms. My family moved to Winchester when I was 10 years old, and I played on the Winchester Little League teams who went to the World Series in 1955 and 1956 with Vandy French, Paul Del Rossi, and Mike Belliono.

My education includes graduation from Winchester High School (1965), Wesleyan University (1965), and Columbia Business School (1968). I have been involved with private education as well as several national and global firms during most of my career.

I have lived in WHA housing for the past 6 years and have been very impressed with the many improvements made here in the past few years. I am a member of the Energy Conservation at WHA, and I would enjoy the opportunity to participate in the continued growth of WHA as a member of the Board of Commissioners.

Sincerely,



Rodney Gay

**LEGAL NOTICE**



**TOWN OF  
WINCHESTER**

**NOTICE OF  
PUBLIC MEETING**

In accordance with Massachusetts General Law, Chapter 41, Section 11, the Board of Selectmen and the Housing Authority will meet on **Monday, July 25, 2016 at 8:00 PM** to jointly interview the candidates and appoint a member to fill the vacancy on the Housing Authority. The meeting will be held in the Board of Selectmen Meeting Room on the 2nd floor of Winchester Town Hall. The person appointed to fill the vacancy will serve until the next annual Town Election scheduled for March 28, 2017. The public is invited to attend.

(Posted June 27, 2016)

160818 6/30, 7/7/16



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## Town of Winchester

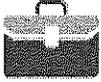
### Elected Boards and Committees

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#### Housing Authority

#### Term Ending 1130

Stephen Carr Anderson	15 Herrick St	781-729-0596	2018	4	sca@scandersonlaw.com
Catherine Boyle	22 Willowdale Rd	781-729-8749	2018	3	ccampboyle@comcast.net
Vacant 2 HA	71 Mt. Vernon St			2021	
Brenda Kleschinsky	5 Middlesex St	781-721-0349	2020	8	
Richard M Rohan	152 Swanton St	781-729-1724	2017	2	rohan.tmp2@comcast.net



## Job Opportunities

Use the Government Jobs tab to search through your municipality's employment opportunities. Subscribe to job posting notifications to be automatically alerted of the latest career opportunities by clicking on the Notify Me button.

[RSS](#)

[Notify Me@](#)

### VOLUNTEER

#### WINCHESTER HOUSING AUTHORITY - VOLUNTEER

The Board of Selectmen and the Winchester Housing Authority seek applicants to fill a vacancy on the Winchester Housing Authority. The term of office will expire at the Annual Town Election in March, 2017.

If interested, please submit a letter by mail to the Board of Selectmen at 71 Mt. Vernon Street in Winchester, MA 01890 or via email at [townmanager@winchester.us](mailto:townmanager@winchester.us).

Your letter or email should be submitted by the close of business on Wednesday, July 20, 2016. The letter should state that you are interested in applying to serve as a member of the Winchester Housing Authority and be accompanied by a brief statement of your qualifications and a short resume.

Applicants shall be a registered voter in the Town of Winchester.

#### Job Details

**Category**  
VOLUNTEER

**Status**  
Open

**Published**  
June 27, 2016 2:00 PM

**Closing**  
July 20, 2016 11:59 PM

#### Tools

[Download Application](#)

[Apply Online](#)

[Email Resume](#)

[Job Profiles](#)



## **Town of Winchester Notice of Public Meeting**

In accordance with Massachusetts General Law, Chapter 41, Section 11, the Board of Selectmen and the Housing Authority will meet on Monday, July 25, 2016 at 8:00 PM to jointly interview the candidates and appoint a member to fill the vacancy on the Housing Authority. The meeting will be held in the Board of Selectmen Meeting Room on the 2<sup>nd</sup> floor of Winchester Town Hall. The person appointed to fill the vacancy will serve until the next annual Town Election scheduled for March 28, 2017. The public is invited to attend.

Posted June 27, 2016



# Town of Winchester

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Board of Selectmen Meeting  
Monday, July 25, 2016

## BUSINESS

Docket Item G-5 Town Center Street Scapes Concept  
Town Planner Brian Szekely

### Supporting Documents:

G - 5:

RFP document:

"Conceptual Streetscape Plans for the  
public streets, sidewalks and spaces between  
Skillings Road at Shore Road and Waterfield  
Road at the MBTA Commuter Rail Station in  
Winchester, Massachusetts"

### Action Required:

G - 5:

**TOWN OF WINCHESTER**  
**WINCHESTER BOARD OF SELECTMEN**  
**WINCHESTER PLANNING BOARD**

**REQUEST FOR PROPOSALS**

for

**CONCEPTUAL STREETScape PLANS**

for the public streets, sidewalks and spaces between

**SKILLINGS ROAD at SHORE ROAD**

and

**WATERFIELD ROAD at the MBTA COMMUTER RAIL STATION**

in

**WINCHESTER, MASSACHUSETTS**

**April 14, 2015**

**TOWN MANAGER**  
**TOWN HALL**  
**71 MT. VERNON STREET**  
**WINCHESTER, MASSACHUSETTS 01890**

**REQUEST FOR PROPOSALS**  
for  
**CONCEPTUAL STREETSCAPE PLANS**  
for the public streets, sidewalks and spaces between  
**SKILLINGS ROAD at SHORE ROAD**  
and  
**WATERFIELD ROAD at the MBTA COMMUTER RAIL STATION**  
in  
**WINCHESTER, MASSACHUSETTS**

**General.** The Town of Winchester (the Town), acting through the Board of Selectmen and the Winchester Planning Board, is seeking consultants to develop conceptual streetscape plans for the public streets, sidewalks and spaces between Skillings Road at Shore Road and Waterfield Road at the MBTA Commuter Rail Station.

The approximate study area is shown in Figure 1. The areas of primary concern are Skillings Road at Winchester High School, Shore Road, Quill Rotary, Laraway Road, Thompson Street, Waterfield Road and the Aberjona and Waterfield parking lots abutting the MBTA Winchester Center Commuter Rail Station.

The Town intends to use the conceptual plans to develop proposals and projects that will:

- Improve pedestrian access throughout the town center;
- Ensure safe vehicle movement and parking; and
- Enhance the economic and social vitality of the Center Business District while maintaining the aesthetic quality of the downtown historic village.

**Services.** The professional services required to perform this contract include, but are not limited to: architecture, urban design, placemaking, landscape architecture, lighting design, street furniture design, wayfinding and public street art.

**Background.** The Town Center Streetscape project is part of the Town Center Initiative, a coordinated effort to revitalize the town center. The Town and state and local partners have:

- Rezoned the town center business district to allow for mixed-used residential and commercial development;<sup>1</sup>

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<sup>1</sup> Technical and financial assistance provided by the Massachusetts Smart Growth Alliance's Great Neighborhoods Program.

- Commissioned conceptual designs for redevelopment of the Waterfield block and the North Core (Main Street area between Skillings Road and Quill Rotary);
- Begun planning for the reconstruction of the MBTA's Winchester Center Commuter Rail Station;
- Implemented a comprehensive parking management program;
- Designed and installed wayfinding signs throughout the center;<sup>2</sup>
- Invested in flood mitigation projects (Skillings Field culvert, Mt. Vernon Street Bridge culvert, Center Falls Dam bypass valves, and the Waterfield-to-Bacon channel realignment); and
- Commissioned plans for re-landscaping of the Aberjona River greenway.<sup>3</sup>

Information on these projects, including publicly available plans, presentations and reports relevant to this RFP can be found at <http://www.winchester.us/366/Public-Hearings-and-Bids>

There is, however, no current vision or general plan for streetscape improvements to complement these actions. The objective of this project is to develop conceptual streetscape plans for the public streets, sidewalks and spaces in the town center—visions of what the town center streetscape could be.

For the purposes of this project, the terms “streetscape plans” or “streetscape designs” or “streetscape design visions” are intended to cover: 1) the sketch-plan-level layout and design of streets, sidewalks, pedestrian ways and crossings, on-street parking spaces, bus stops, commuter rail station drop-off and pick-up spaces, Zipcar and electric vehicle recharge stations, etc.; and 2) general placement and design of street furniture, such as street lights, traffic signs and bollards, benches, trash and recycling receptacles, benches and tables, bike and stroller parking racks, public art, etc.

The Town is not asking for detailed planning, construction or procurement documents nor for cost estimates.

**Scope of Work.** The work will include:

1. Analysis of the public streets, sidewalks and spaces in the town center;
2. Development of a conceptual streetscape design vocabulary;
3. Sketch plans, sections and elevations illustrating the conceptual design vocabulary applied to the general area shown in Figure 1;
4. Attendance at two (2) meetings: an initial working meeting with Town officials, and a public workshop/charrette meeting to present and discuss the concept design.

The Town will provide copies of relevant and publicly available studies, plans, maps, GIS databases, etc., and will organize the meetings.

<sup>2</sup> Grant provided by the Griffin Foundation.

<sup>3</sup> Commissioned and funded by the Griffin Foundation.

**Plan Elements.** The conceptual plans should take into consideration the following elements, but need not address each in detail:

- ***Skillings Road.*** The Town is reconstructing the Winchester High School. Construction will be completed in late 2017. Concurrently, the Town will be reconstructing the adjacent Skillings/Ciacia Field to install a fourth culvert for flood mitigation, recap the field for environmental remediation, improve the sports fields and accommodate displaced high school parking lots. The Jenks Center, across Skillings Road from the high school, is also being reconstructed to support an expanding program for senior citizens. The high school, field and Jenks projects each have plans dealing with on-site pedestrian and vehicle movement, but there is no plan for ensuring safe pedestrian movement among these three major town facilities or providing a coherent and attractive streetscape.
- ***Shore Road.*** Shore Road links the high school to the town center and provides access to the Arthur Griffin Museum and professional offices and residences in the East Core and Museum districts. The parking lot at the north end of the road is used to capacity by employees of town center businesses. There is a single, narrow sidewalk on the east side of Shore Road that is difficult to navigate, especially in the winter. The Griffin Foundation has commissioned a study to re-landscape the banks of the Aberjona River and revitalize the 1928 Herbert J. Kellaway-designed greenway through the town center. The Griffin Foundation also has purposed construction of a pedestrian bridge across the Aberjona River at Judkins Pond. The bridge would connect the museum to the Jenks Center and parking lot. There is an opportunity to coordinate the streetscape concept plan with the riverbank study and create a more attractive and walkable corridor between the high school, the museum, the Jenks Center and town center businesses. Shore Road is also lined with some of the oldest structures in the town center, many of which are in good condition. Proposed improvement for Shore Road should take into account the importance of these historic structures.
- ***Quill Rotary.*** The Town is working with the MBTA on plans to reconstruct the Winchester Center Commuter Rail Station. Current plans call for a new elevated walkway that would parallel the rail bridge and connect the outbound (east side) platform to a new pedestrian ramp that would land on the north side of Quill Rotary at the foot of Shore Road. The inbound (west side) platform will be served by the reconstruction of the existing ramp, which lands on the south side of the rotary at Laraway Road. All the ramp plans will require commuters to cross several streets using the sidewalks around the rotary. Today, these sidewalks are narrow and the areas under the railroad viaduct are poorly lighted and maintained. Many commuters also use the rotary area as a “kiss-n-ride” drop-off and pick-up location. The streetscape concept plans should provide for wider public sidewalks and spaces around the Quill Rotary while maintaining safe through movement for cars, delivery trucks and emergency vehicles. It should be stressed that the Town Center is part of a National Register Historic District and attention should be given to this unique historic resource. Design-related elements throughout the Town Center should relate to other features in the National Historic District to a large extent.

- Laraway Road.** Laraway Road is a one-way street running between Waterfield Road and Quill Rotary. It is bordered by the Town Common on the west and rail viaduct wall on the east. The town center's only MBTA bus stop is on Laraway near the Quill Rotary. Laraway parking lot area is one of three parking lots within the center (the others being the Cullen lot off Shore Road and the Aberjona North lot opposite the Post Office) that provide longer-term parking with pay-by-space parking stations at the north and south ends of the lot. The roadway is also used as a staging area for various town events and for farmers' markets on Saturdays during the summer, but the area along the railroad viaduct is generally seen as an uninviting "dead" space. There have been proposals to create a new pedestrian tunnel connecting the retail area on Thompson to Laraway Road and the Town Common, and proposals to add lite-construction retail stalls on the east side of Laraway Road against the rail viaduct wall to support three-season crafts, flower and vegetable markets.<sup>4</sup> Regional sewer lines running under Laraway preclude any substantial development along the roadway. The streetscape concept plans should consider how different treatments (including relocation of the bus stop) might enliven the area and complement the historic Town Common.<sup>5</sup> (Concept plans may include suggestions for treatment of the Town Common, but concept plans for the Common are not requested or required as part of the scope of this RFP.)
- Waterfield Road/Waterfield Block.** In parallel with the reconstruction of the commuter rail station, the Town is exploring options for redevelopment of the Town-owned parking lots in the Waterfield block (the area bounded by Church Street, Waterfield Road and the commuter rail station). The current plans for the commuter rail station call for the demolition of the 1950s station building and removal of the existing pedestrian ramps. The ramps will be replaced by stairs and elevators on both sides of the viaduct with their entrances placed toward Waterfield Road. There are no specific plans in place for redevelopment of the Waterfield block, but the intent is to encourage mixed-use commercial development (e.g., structured underground parking, street-level retail shops and restaurants, and upper-level offices and residential units). Conceptual plans for the Waterfield block have suggested construction of a new vehicle tunnel under the railroad tracks immediately beyond the south end of the platforms to provide access between the Aberjona parking lot and new retail and housing development within the Waterfield block. The MBTA station reconstruction project includes cleaning and lighting of the existing Aberjona/Waterfield pedestrian passageway under the railroad viaduct, but does not include construction of a new vehicle tunnel. The Town will consider construction of a new vehicle tunnel as part of the redevelopment of the Waterfield block. The streetscape concept plans should provide for adequate sidewalks and public spaces, safe movement of cars and delivery vehicles to future development on the Waterfield block and commuter drop-off and pick-up locations near the station ramps.
- Waterfield Road/Aberjona Parking Lot.** The Aberjona parking lot, which is on the east side of the rail viaduct and opposite the Post Office, is largest parking lot in the center. It

<sup>4</sup> See Figure 2 below. A Thompson Street/Town Common tunnel is not planned or funded as part of the MBTA station reconstruction.

<sup>5</sup> As a general note, parking is at a premium in the town center. The Town is open to relocating parking, but not to substantially reducing parking capacity.

is used to capacity by commuters, town center business customers and employees. The roadway through the parking lot provides access to Ginn Field to the south. Lighting has been added the parking lot, but pedestrian safety is a concern during dark winter evenings. The Town will be constructing a bikeway/greenway between the parking lot and the Aberjona River, part of a long-planned Tri-Community bikeway linking Stoneham, Woburn and Winchester to the DCR's Mystic Lakes recreation areas. The streetscape concept plans should consider reorganization of the areas near Waterfield Road and the Post Office to accommodate pedestrian access the station, the parking lot and town center businesses; commuter pick-up and drop-off; perhaps a relocated MBTA bus stop; and possibly a Zipcar station. Ideas for the main lot should consider how to enhance safety, increase parking capacity and improve the attractiveness of the area, especially as seen from Mystic Valley Parkway and the bikeway/greenway.

**Pre-Submission Briefing and Submittal Procedures.** An optional, pre-submission briefing and site walk are scheduled for April 27, 2016 at 9am. The briefing and site walk will start from the Waterfield Room, located on the lower level of Town Hall, 71 Mt. Vernon Street, Winchester, MA.

**Proposals Due.** Proposals are due in the Office of the Town Manager no later than **10:00 AM on May 4, 2016**. Proposals shall consist of –

- Letter of interest;
- Firm and staff qualifications; and
- Examples of relevant prior work.

Proposals shall be addressed to Mr. Brian Szekely, Town Planner, and submitted to the Office of the Town Manager, 71 Mt. Vernon Street, Winchester, MA. 01890.

**Selection Process.** The Town intends to select **three (3) firms** based on the criteria set forth in this RFP. **Fixed-price contracts for \$9,900 will be issued to each firm.** The Town reserves the right to reject any and all proposals, waive any requirements of this RFP, request additional or clarifying information and modify or amend (with the consent of the consultant) any proposal including, but not limited to, team members, as deemed by the Town to be in its best interest.

**Selection Criteria.** Selection and award will be based on the following criteria:

- Conceptual design experience of lead architect, planner or landscape architect;
- Quality and appropriateness of prior and relevant projects of comparable scope and scale; and
- Proposed process for conducting and presenting the work.

**Contract Deliverables.** The following documents, submissions and reports shall be considered as deliverables and provided to the Town as part of this contract. Paper and electronic copies shall be provided of the following work:

- One copy of the conceptual drawings;

- One copy of all working notes, analyses, presentations, and other supporting documents; and
- One copy of summary graphics and text suitable for posting to the Town's website.

**Schedule.** The schedule for the project is as follows:

- April 20, 2016 Issuance of the RFP
- April 20, 2016 Posting in Central Register
- April 27, 2016 Optional site walk
- May 4, 2016 Proposal deadline- at 10:00 am
- May 11, 2016 Review and Selection of firms
- May 16, 2016 Contract issuance
- June 16, 2016 Submission of contract deliverables
- June 27, 2016 Presentation of conceptual designs to Planning Board and others

**Insurance Requirements.** Before contracting, the consultant must provide proof of insurance sufficient to meet the Town's requirements for:

- General Liability, naming the Town of Winchester as an additional insured;
- Automotive Liability;
- Worker's Compensation Insurance;
- Architects and Engineers Professional Liability;
- Property Coverage; and
- Umbrella Liability.

**Ownership of Information Provided.** All information provided by the Town and all material developed for this project shall be returned to or become the property of the Town before final payment is made to the consultant. The delivered work products shall not be used by the consultant for other purposes or released to others without written permission of the Town.

**Town's Representative.** The Town's representative for this solicitation is: **Mr. Brian Szekely, Town Planner**, 71 Mt. Vernon Street, Winchester, MA. Questions and comments regarding this RFP may be directed to him at (tel): (781) 721-7162 or to his email address at: [bszekely@winchester.us](mailto:bszekely@winchester.us).

Figure 1. Approximate Study Area for Town Center Streetscape Project

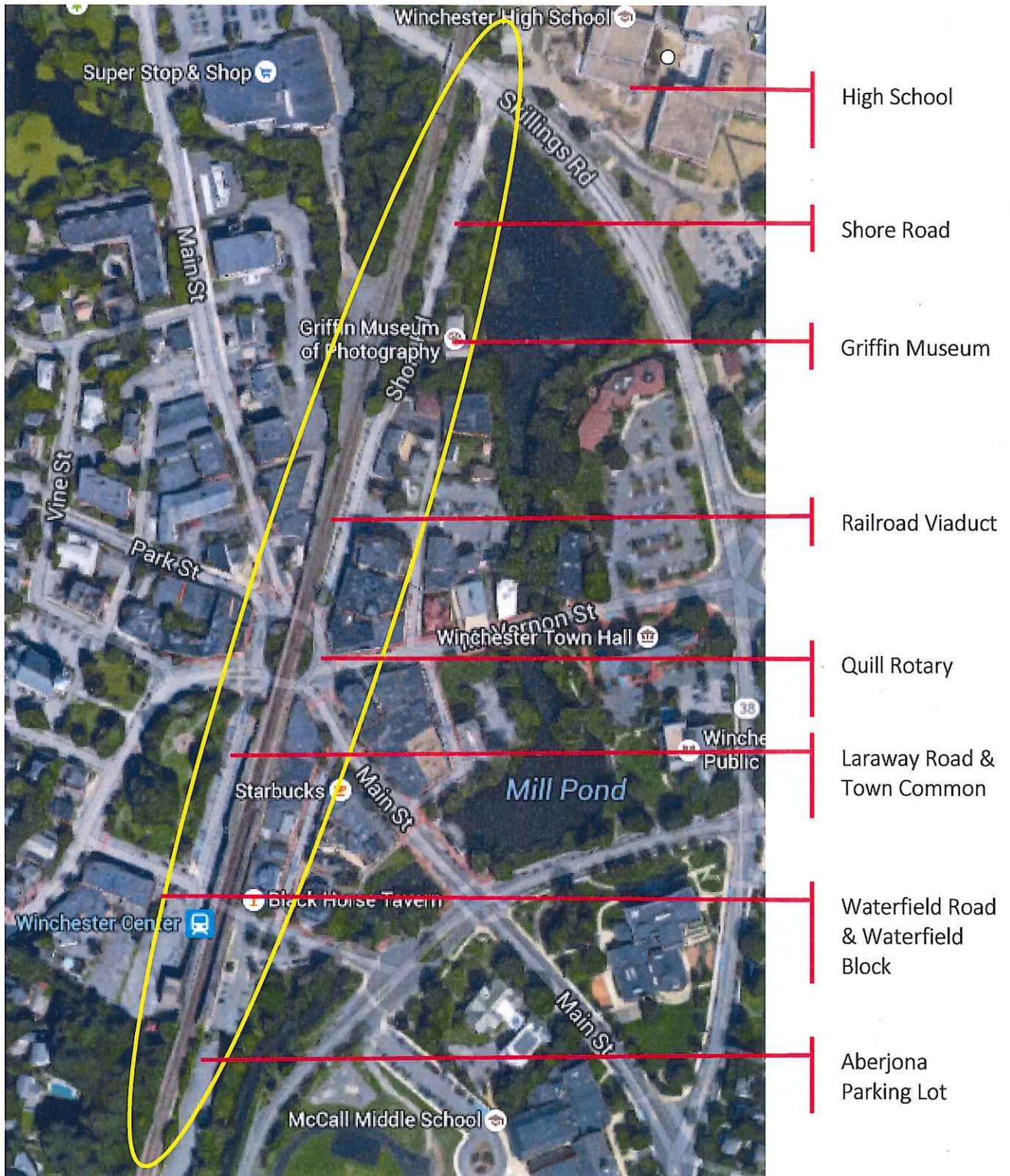


Figure 2. Concept for Town Center Streetscape Project

Discussion Paper – Not Adopted Policy

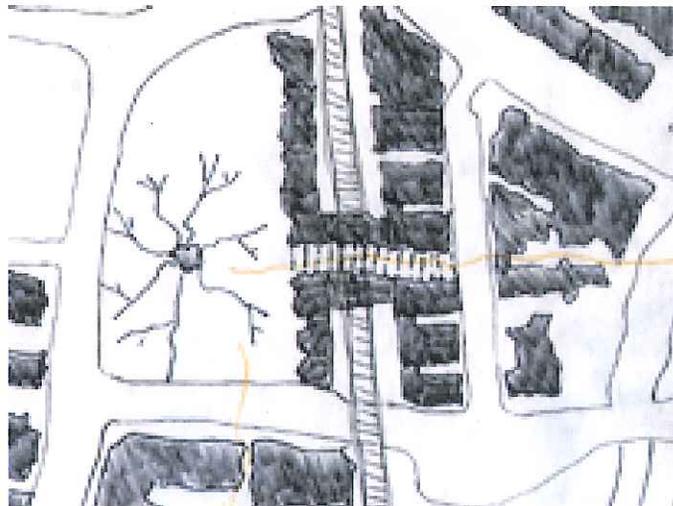
## Neighborhood 2. The Town Common/ Laraway

- Locate a year-round, farmer's and crafts market along Laraway Street with areas to sit, eat, drink and enjoy the Common, enhancing its role as the town center's outdoor living room

- Build high-ceiling market stalls with retractable glass fronts (e.g., overhead garage-style doors) to ensure emergency access to the MWRA lines



- Create a view-corridor framing the great oak tree on the Common by opening up a new pedestrian passageway through the rail viaduct and creating a pedestrian path linking the Aberjona River, the Locatelli Building courtyard, and the Common



**Figure 3. Existing Conditions Photographs (see next page)**



# 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, July 25, 2016

## BUSINESS

Docket Item G-6:

Wayfinding Signs

### Supporting Documents:

G - 6:

email from Town Planner  
2 sample renditions of signs

### Action Required:

G - 6:

Discuss

**Docket Item:**

**G - 6:**

**July 25, 2016**

**Mawn, Patti**

---

**From:** Szekely, Brian  
**Sent:** Wednesday, April 27, 2016 11:23 AM  
**To:** Mawn, Patti  
**Subject:** FW: Sign Specs  
**Attachments:** Towncenter Directional 20160426-01.jpg; Winchester Direction\_20160426-01.jpg

Hi Patti,

As part of the Wayfinding project, we have some money left over the design of new signage. Is it possible that we could get this on an agenda item for the BOS after Town Meeting at some point?

Best,  
Brian

**From:** Mark Favermann [mailto:[favermann@gmail.com](mailto:favermann@gmail.com)]  
**Sent:** Tuesday, April 26, 2016 5:21 PM  
**To:** Szekely, Brian  
**Subject:** Sign Specs

Brian,

I hope all is well with you and yours. Enclosed are two sign types. One can be made as multiples and attached to existing poles (Sign Type D\_3). The other should be set where we discussed in middle of traffic island at Montvale Avenue and Washington Street (Sign D\_4). Correct?

Please call me with any questions.

Mark

--

Mark Favermann  
Favermann Design  
16 Aberdeen Street  
Boston, MA 02215  
617-669-3541 (c)  
[www.favermannndesign.com](http://www.favermannndesign.com)







# 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, July 25, 2016

## CONSENT AGENDA

### Docket Item H - 1:

One Day Alcoholic Beverage License (s):

1. Archie McIntyre for Wright Locke Farm Conservancy – August 6, 2016 – 1827 Barn;
2. Gail Freeman for Studio on the Common – August 4, 2016 – Studio on the Common;
3. Michelle Noska for Beaujolais Catering – October 1, 2016 – Temple Shir Tikvah;
4. Michelle Noska for Beaujolais Catering – October 15, 2016 – Temple Shir Tikvah;
5. Diana Kenosian for Boston's Best Bartending – September 17, 2016 – Sanborn House
6. Bruce bonnell for Winchester Senior Association – September 16, 2016 – Pond Room, Jenks Center

### H - 2:

Approval of the State Primary Election Warrant for September, 2016

### H - 3:

Sidewalk closure approval: Consigli Construction – Skillings Road in front of Winchester High School Construction site – from July 26<sup>th</sup> through September 3<sup>rd</sup>, 2016.

### Supporting Documents:

#### H - 1:

License applications (5)

#### H - 2:

State Primary Election Warrant

#### H - 3:

Sidewalk closure request from Consigli with attached map

### Action Required:

#### H - 1, 2, 3:

VOTE to approve Consent Agenda.



Docket Item:

H - 1:

July 25, 2016

# 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:

Wright-Locke Farm Conservancy

Address: 78 Ridge Street, Winchester, MA 01890

Telephone Number: 781-729-8775

Permit Applying For:

All Alcohol License (\$75.00)

Beer and Wine Only License (\$75.00)

Nature and purpose of the event: WEDDING

Number of persons attending event: 80

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

Inside the 1827 Barn

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

Archie McIntyre

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

AUGUST 6<sup>TH</sup>, 2016 5pm - 10pm

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:

Print Name of Responsible Manager:

Archie McIntyre

RECEIVED  
2016 JUL 15 AM 10:32  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

**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**



# 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: Studio on the Common

Address: 82 Church St.

Telephone Number: 781-721-1023

Permit Applying For:

All Alcohol License (\$75.00)\*       Beer and Wine Only License (\$75.00)\*

Nature and purpose of the event: Paint & Wine Night

Number of persons attending event: < 25

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

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 Parker, Kathy  
Gail Freeman

Date(s) and times of event and/or specific times when alcoholic beverages will be on the premises:  
~~July 28~~, Aug 4th

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:

Gail M.F.

Print Name of Responsible Manager:

Gail M. Freeman

RECEIVED  
2018 JUL 11 PM 12:57  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

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

**\*A \$75.00 LATE FEE WILL BE CHARGED FOR ANY APPLICATION SUBMITTED LESS THAN TWO WEEKS BEFORE THE EVENT.**



# 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:

Beaujolais Catering LLC

Address:

207 Broadway Arlington MA 02474

Telephone Number:

781-646-5408

Permit Applying For:

All Alcohol License (\$75.00)

Beer and Wine Only License (\$75.00)

Nature and purpose of the event:

Bar Mitzvah

Number of persons attending event:

75

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

Temple Shiri Tikva, 34 Vine St Winchester

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

Michelle Noska

RECEIVED  
2016 JUL 1 AM 11:36  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

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

Oct 1, 2016 6pm-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:

Michelle Noska

Print Name of Responsible Manager:

MICHELLE NOSKA, owner of Beaujolais Catering

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



For the caterer

# 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: Beaujolais Catering LLC

Address: 207 Broadway Arlington MA 02474

Telephone Number: 781-646-5408

Permit Applying For:

All Alcohol License (\$75.00)\*       Beer and Wine Only License (\$75.00)\*

Nature and purpose of the event: BAR MITZVAH

Number of persons attending event: 100

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

Temple Shir Tikva served to adults only / separate cocktail area for adults @ the temple

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

Michelle Noska, S

Date(s) and times of event and/or specific times when alcoholic beverages will be on the premises:

NOON - 3pm Sat Oct 15, 2016

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:

[Handwritten Signature]

Print Name of Responsible Manager:

MICHELLE NOSKA

RECEIVED  
2016 JUL -5 PM 1:35  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

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.

**\*A \$75.00 LATE FEE WILL BE CHARGED FOR ANY APPLICATION SUBMITTED LESS THAN TWO WEEKS BEFORE THE EVENT.**



# 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:

Jessica Colonna by Boston's Best

Address:

112 Thornville St Cambridge Bartons

Telephone Number:

42 Temple St

Permit Applying For:

All Alcohol License (\$75.00)

Beer and Wine Only License (\$75.00)

Newburyport  
MA  
01957

Nature and purpose of the event:

Wedding

Number of persons attending event:

175 guests

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

The Sanborn House

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

D. Kenosian

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

September 17 2016 3:00-9:00 Service 5:00 pm

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:

*[Handwritten Signature]*

Boston's Best Bar

Print Name of Responsible Manager:

D. Kenosian

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



# Town of Winchester

## Application for Special (One Day) Alcoholic Beverage License

Name of Applicant/  
Organization: Winchester Senior Association

Address: 109 Skillings Rd, Winchester, MA 01890

Telephone Number: 781-721-7136

Permit Applying For:

All Alcohol License (\$75.00)       Beer and Wine Only License (\$75.00)

Nature and purpose of the event: Barbague

Number of persons attending event: 75-100

Description of premises and location of facility where alcohol will be sold and/or dispensed:  
Pond Room

Name(s) of responsible manager (s) who will be in charge of dispensing the alcohol; date of birth(s) and social security number(s):

Bruce J. Bonnell -

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

9-16-16      5:30 PM - 10:00 PM

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:

Bruce J. Bonnell

Print Name of Responsible Manager:

Bruce J. Bonnell

RECEIVED  
2016 JUL 21 AM 9:08  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

NOTE: Application must be submitted a minimum of TWO WEEKS prior to the scheduled event

COMMONWEALTH OF MASSACHUSETTS  
WILLIAM FRANCIS GALVIN  
SECRETARY OF THE COMMONWEALTH

WARRANT FOR 2016 STATE PRIMARY

**SS. Middlesex**

To the Constables of the Town of Winchester

**GREETINGS:** In the name of the Commonwealth, you are hereby required to notify and warn the inhabitants of said town of Winchester who are qualified to vote in Primaries to vote at: Precinct 1 and 2 at Muraco School All Purpose Gym/Cafeteria, Bates Rd, Precinct 3 and 4 McCall Middle School Auditorium, 458 Main St; Precinct 5 and 6 Vinson-Owen Cafeteria, 76 Johnson Rd; and Precinct 7 and 8 Lynch School Gymnasium, Brantwood Rd and Horn Pond Brook Rd.

On **THURSDAY, THE EIGHTH DAY OF SEPTEMBER, 2016**, from 7:00 A.M. to 8:00 P.M. for the following purpose:

To cast their votes in the State Primaries for the candidates of political parties for the following offices:

REPRESENTATIVE IN CONGRESS District	5 <sup>th</sup> Congressional
COUNCILLOR	6 <sup>th</sup> District
SENATOR IN GENERAL COURT	2 <sup>nd</sup> District
SENATOR IN GENERAL COURT	5 <sup>th</sup> District
REPRESENTATIVE IN GENERAL COURT District	31 <sup>st</sup> Middlesex
SHERIFF	Middlesex County

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 this 1<sup>st</sup> day of August, 2016 by the Board of Selectmen of the Town of Winchester

\_\_\_\_\_  
Lance R. Grenzeback

\_\_\_\_\_  
E. James Whitehead

\_\_\_\_\_  
Stephen L. Powers

\_\_\_\_\_  
Michael J. Bettencourt

\_\_\_\_\_  
David P. Errico

Warrant must be posted by **September 1, 2016** (at least *seven days* prior to the **September 8, 2016** State Primary).

**Constable's Return of Service**

Signed and Posted by the Town Constable  
August 26, 2016.

---

Gregory Quill, Town Constable

**Mawn, Patti**

---

**From:** Bolla, Justin <JBolla@consigli.com>  
**Sent:** Thursday, July 21, 2016 1:03 PM  
**To:** Mawn, Patti  
**Cc:** Szekely, Brian; Dperenick@winchesterpd.org; White, Margaret; Gill, James; tgroux@winchesterpd.org; Nash, John; Peter MacDonnell (pmacdonnell@winchesterpd.org); Kostos, Anne  
**Subject:** RE: Winchester HS - Sidewalk Closure Permit

The sidewalk will be reopened in time for the opening of the school year.

Thanks,



Justin Bolla  
Superintendent  
72 Sumner Street  
Milford, MA 01757

c. 774.573.1586

An Affirmative Action / Equal Opportunity Employer

This e-mail message is generated from Consigli Construction Co., Inc. and may contain information that is confidential and/or proprietary to Consigli. The information is intended to be disclosed solely to the address(es). If you are not an intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this e-mail information is prohibited. If you have received this e-mail in error, please notify the sender by return email and delete it from your computer system. To contact Consigli directly, please email to [info@consigli.com](mailto:info@consigli.com) or visit our website at [www.consigli.com](http://www.consigli.com).

---

**From:** Mawn, Patti [mailto:pmawn@winchester.us]  
**Sent:** Thursday, July 21, 2016 11:03 AM  
**To:** Bolla, Justin <JBolla@consigli.com>  
**Cc:** Szekely, Brian <bszekely@winchester.us>; Dperenick@winchesterpd.org; White, Margaret <mwhite@winchester.us>; Gill, James <jgill@winchester.us>; tgroux@winchesterpd.org; Nash, John <jnash@winchester.us>; Peter MacDonnell (pmacdonnell@winchesterpd.org) <pmacdonnell@winchesterpd.org>; Kostos, Anne <akostos@winchester.us>  
**Subject:** RE: Winchester HS - Sidewalk Closure Permit  
**Importance:** High

*Justin...Town staff has requested that Consigli provide written assurance that the sidewalk will be reopened in time for the opening of the school year in September, i.e., September 6, 2016 (Tuesday).*

---

**From:** Bolla, Justin [mailto:JBolla@consigli.com]  
**Sent:** Thursday, July 21, 2016 9:56 AM  
**To:** Mawn, Patti  
**Subject:** RE: Winchester HS - Sidewalk Closure Permit

Thanks Patti. It will remain closed for the remainder of the summer duration. I would say until the last week of August into September.

Thanks again.



Justin Bolla  
Superintendent  
72 Sumner Street  
Milford, MA 01757  
c. 774.573.1586

An Affirmative Action / Equal Opportunity Employer

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**From:** Mawn, Patti [<mailto:pmawn@winchester.us>]  
**Sent:** Thursday, July 21, 2016 8:16 AM  
**To:** Bolla, Justin <[JBolla@consigli.com](mailto:JBolla@consigli.com)>  
**Subject:** RE: Winchester HS - Sidewalk Closure Permit  
**Importance:** High

*Good morning Justin...I have put this request before the Assistant Town Manager and his question is the length of time that you would like the sidewalk closed. If you can provide this information, I will be happy to get this on the agenda for Monday, July 25<sup>th</sup>, but I have to know today. Thanks for your cooperation.*

**From:** Bolla, Justin [<mailto:JBolla@consigli.com>]  
**Sent:** Thursday, July 21, 2016 8:00 AM  
**To:** Mawn, Patti  
**Subject:** Winchester HS - Sidewalk Closure Permit

Good Morning Patti,

As you saw on the email you were copied on from Meg White this morning, I am one of the Superintendents on the High School construction project and would like to get a side walk closure permit for a section of sidewalk on Skillings Rd. I have attached a quick sketch depicting exactly which section of sidewalk I am referring to. Could you please let me know the procedure I need to take in order to achieve this permit?

Thank you in advance for your help,



**CONSIGLI**  
*Est. 1989*

Justin Bolla  
Superintendent  
72 Sumner Street  
Milford, MA 01757

c. 774.573.1586

**An Affirmative Action / Equal Opportunity Employer**

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## Mawn, Patti

---

**From:** Bolla, Justin <JBolla@consigli.com>  
**Sent:** Thursday, July 21, 2016 9:56 AM  
**To:** Mawn, Patti  
**Subject:** RE: Winchester HS - Sidewalk Closure Permit

Thanks Patti. It will remain closed for the remainder of the summer duration. I would say until the last week of August into September.

Thanks again.



Justin Bolla  
Superintendent  
72 Sumner Street  
Milford, MA 01757  
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---

**From:** Mawn, Patti [mailto:[pmawn@winchester.us](mailto:pmawn@winchester.us)]  
**Sent:** Thursday, July 21, 2016 8:16 AM  
**To:** Bolla, Justin <JBolla@consigli.com>  
**Subject:** RE: Winchester HS - Sidewalk Closure Permit  
**Importance:** High

*Good morning Justin...I have put this request before the Assistant Town Manager and his question is the length of time that you would like the sidewalk closed. If you can provide this information, I will be happy to get this on the agenda for Monday, July 25<sup>th</sup>, but I have to know today. Thanks for your cooperation.*

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**From:** Bolla, Justin [mailto:[JBolla@consigli.com](mailto:JBolla@consigli.com)]  
**Sent:** Thursday, July 21, 2016 8:00 AM  
**To:** Mawn, Patti  
**Subject:** Winchester HS - Sidewalk Closure Permit

Good Morning Patti,

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Thank you in advance for your help,



Justin Bolla  
Superintendent  
72 Sumner Street  
Milford, MA 01757  
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## Mawn, Patti

---

**From:** Bolla, Justin <JBolla@consigli.com>  
**Sent:** Thursday, July 21, 2016 8:00 AM  
**To:** Mawn, Patti  
**Subject:** Winchester HS - Sidewalk Closure Permit  
**Attachments:** Winchester HS - Sidewalk Closure Summer 2016.pdf

Good Morning Patti,

As you saw on the email you were copied on from Meg White this morning, I am one of the Superintendents on the High School construction project and would like to get a side walk closure permit for a section of sidewalk on Skillings Rd. I have attached a quick sketch depicting exactly which section of sidewalk I am referring to. Could you please let me know the procedure I need to take in order to achieve this permit?

Thank you in advance for your help,



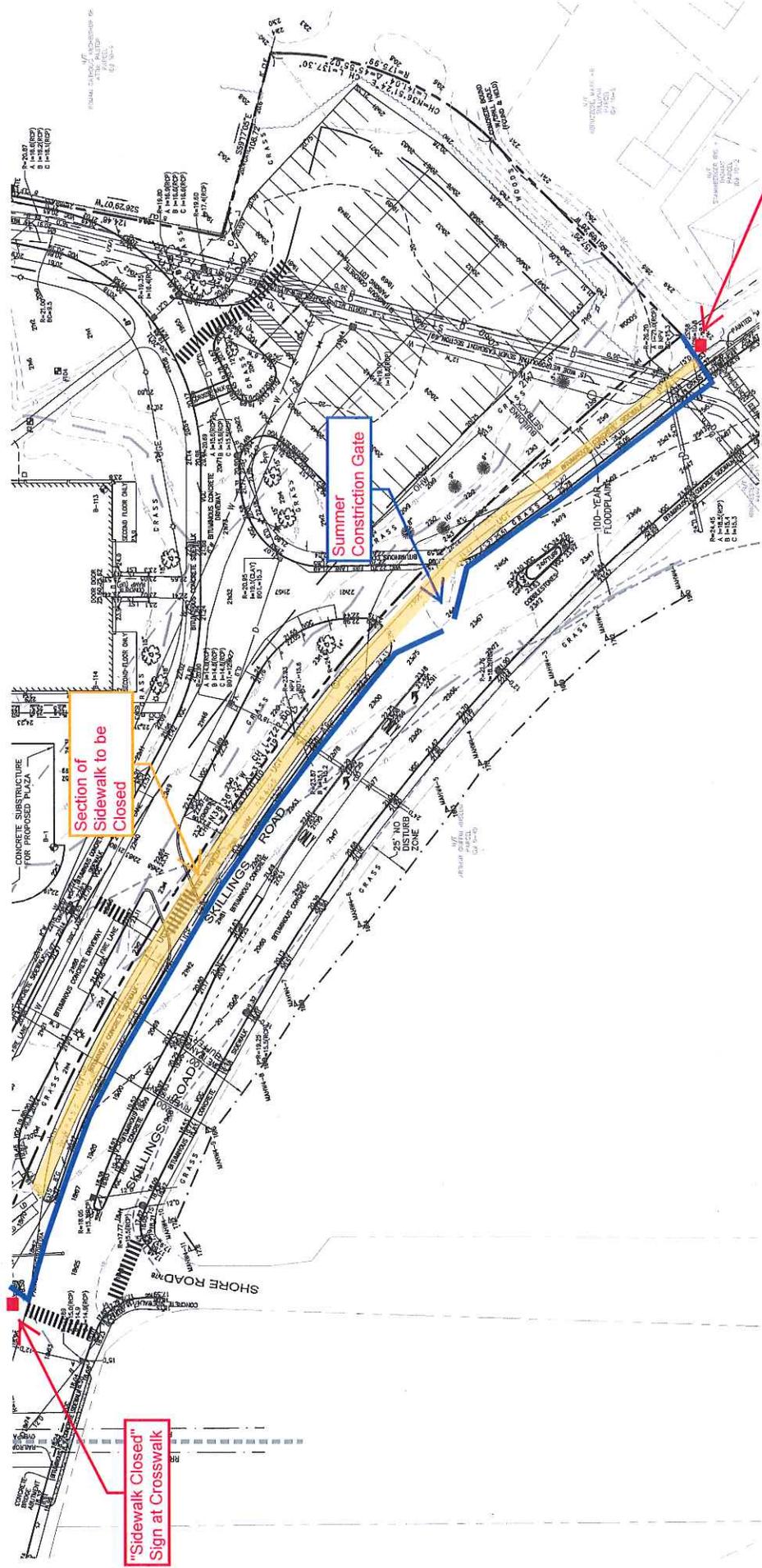
Justin Bolla  
Superintendent  
72 Sumner Street  
Milford, MA 01757

c. 774.573.1586

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# SUMMER 2016 - SKILLINGS RD SIDEWALK CLOSURE



Section of Sidewalk to be Closed

Summer Construction Gate

"Sidewalk Closed" Sign at Crosswalk

"Sidewalk Closed" Sign at Crosswalk

CCC 7/20/16

## Mawn, Patti

---

**From:** Gill, James  
**Sent:** Friday, July 22, 2016 9:52 AM  
**To:** Mawn, Patti  
**Cc:** Peter MacDonnell (pmacdonnell@winchesterpd.org); Dperenick@winchesterpd.org; tgroux@winchesterpd.org  
**Subject:** Re: Comments on sidewalk at WHS

Hi Patti,

The Dpw has no objection .

Thanks  
Jay

Sent from my iPhone

On Jul 22, 2016, at 9:47 AM, Mawn, Patti <[pmawn@winchester.us](mailto:pmawn@winchester.us)> wrote:

<image001.gif>

*Good morning Jay and Chief MacDonnell....could I please have your comments on Consigli's request to close the sidewalk at WHS. As indicated in a previous email, it will be reopened in time for the start of School in September.*

*I'd like to get this in the packet for Monday evening's meeting. My only response has been from Chief Nash.*

*Patti Mawn,  
Administrative Assistant  
Town Manager/Board of Selectmen*

## Mawn, Patti

---

**From:** Peter MacDonnell <pmacdonnell@winchesterpd.org>  
**Sent:** Friday, July 22, 2016 9:58 AM  
**To:** Mawn, Patti; Gill, James  
**Subject:** RE: Comments on sidewalk at WHS

Hi Patti,  
The Police Dept has no objection to this request.  
Peter

Peter MacDonnell  
Chief of Police  
Winchester Police Department  
30 Mount Vernon Street  
Winchester, MA 01890  
Main: (781)729-1212  
Office: (781)729-5429

---

**From:** Mawn, Patti [mailto:pmawn@winchester.us]  
**Sent:** Friday, July 22, 2016 9:47 AM  
**To:** Gill, James; Peter MacDonnell  
**Cc:** Daniel Perenick; Thomas Groux  
**Subject:** Comments on sidewalk at WHS  
**Importance:** High

*Good morning Jay and Chief MacDonnell....could I please have your comments on Consigli's request to close the sidewalk at WHS. As indicated in a previous email, it will be reopened in time for the start of School in September.*

*I'd like to get this in the packet for Monday evening's meeting. My only response has been from Chief Nash.*

*Patti Mawn,  
Administrative Assistant  
Town Manager/Board of Selectmen*

## Mawn, Patti

---

**From:** Nash, John  
**Sent:** Thursday, July 21, 2016 11:55 AM  
**To:** Mawn, Patti  
**Subject:** RE: Winchester HS - Sidewalk Closure Permit

The **Winchester Fire Department** has no objection to the permitting of sidewalk closures, provided the usual and customary restrictions.

### Chief John Nash

Winchester Fire Department



32 Mount Vernon Street Winchester MA 01890  
Phone (781) 729-5993 | Fax (781) 721-6722

**From:** Mawn, Patti  
**Sent:** Thursday, July 21, 2016 10:51 AM  
**To:** Peter MacDonnell (pmacdonnell@winchesterpd.org) <pmacdonnell@winchesterpd.org>; Nash, John <jnash@winchester.us>; Kostos, Anne <akostos@winchester.us>; Gill, James <jgill@winchester.us>  
**Cc:** Barbara Bosco <bbosco@winchesterpd.org>; Coviello, Diane <dcoviello@winchester.us>  
**Subject:** FW: Winchester HS - Sidewalk Closure Permit  
**Importance:** High

*Good morning all....below is a request from Justin Bolla of Consigli Construction to close the sidewalk on Skillings Road that runs from the parking lot to the right of the building down to the crosswalk at Shore Road.*

*May I have your comments please. Would like to get this on the agenda for Monday evening.*

**From:** Bolla, Justin [<mailto:JBolla@consigli.com>]  
**Sent:** Thursday, July 21, 2016 9:56 AM  
**To:** Mawn, Patti  
**Subject:** RE: Winchester HS - Sidewalk Closure Permit

Thanks Patti. It will remain closed for the remainder of the summer duration. I would say until the last week of August into September.

Docket Item:  
I-1:  
July 25, 2016



Dear Board of Selectmen,

Thank you for your continued support of Relay For Life of Winchester. Having the commitment from our community leaders makes it possible for us to bring the Winchester community together in the fight against cancer.

We raised \$65,000 for the American Cancer Society bringing our total to over \$350,000 over the last 5 years!

TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

2016 JUL 15 AM 11:09

RECEIVED

For more information and resources head to: [RelayForLife.org/PaintYourWorldPurple](http://RelayForLife.org/PaintYourWorldPurple)

Many thanks,

Rebecca Levine + the RFL  
Event Leadership Team

**From:** Brian Rabinovich [<mailto:brian.rabinovich@gmail.com>]

**Sent:** Tuesday, July 12, 2016 5:12 PM

**To:** [powers.s@comcast.net](mailto:powers.s@comcast.net); Bettencourt, Michael; Whitehead, Jim; [d.errico@comcast.net](mailto:d.errico@comcast.net)

**Cc:** Town Manager

**Subject:** Forest Ridge Residences

Dear Mr. Grenzeback, Mr. Powers, Mr. Bettencourt, Mr. Whitehead and Mr. Errico,

My name is Brian Rabinovich. I recently moved from Tampa, FL to Winchester, MA and moved into my new home at 21 Bellevue Ave on June 20<sup>th</sup>. I was shocked to hear about the proposal to build a very large apartment building in the forested area and adjacent to the wetland behind my home. Aside from the total disregard for the ecosystem and wild life that lives in the forest, I have major safety concerns surrounding the construction of a property of such magnitude in the proposed area. They are as follows:

1. Flooding is a serious issue for homes built at lower elevations close to the forested area. The current soil and wetlands provide a depot for water and protect homes from additional risk. The construction of industrial sized foundations and parking lots will cause alterations in drainage patterns that will alter the FEMA flood zones in the surrounding areas. Concrete and pavement is not porous and cannot absorb the amount of water currently being handled by the forested area and wetlands. I am not a structural engineer, but as an Immunologist and Genetic Engineer who has extensively studied complex biological systems, I believe that even an extensive artificial drainage system cannot compensate for the natural ecosystem that adapts to changes in the environment. Weather patterns are unpredictable and multifactorial. There is no artificial drainage system conceivable that can account for every possible variable. This is an irrefutable fact because (a) the combination of variables is too complex such that every scenario can be planned for, and (b) not every variable is known. In contrast, the natural ecosystem is a living environment which can adapt according to natural pressures surrounding it.

2. The structural integrity of homes built above the construction site may not be sufficient to withstand the alterations to the slope that will be created between the property lines of existing homes and the new elevation established by the development. Severe foundation cracks or even structural collapse is possible.

3. Construction of an apartment complex designed to house 300 units could easily add 300-500 cars to the site. Morning and evening traffic will not only create an enormous amount of congestion (Fallon Ave. cannot accommodate such traffic) but will also create serious safety concerns. The Southbound exit ramp off I-93 is already extremely dangerous and requires cars

permanently parked on the South side of the road to prevent accidents. The addition of hundreds of cars into the intersection is an obvious site where multiple car accidents or bottleneck traffic jams will occur that with no uncertainty will affect traffic southbound on I-93. The same is true for the ramp onto I-93 from Fallon Rd. There is no traffic light at this entrance and considerable traffic already exists, especially in the morning. It is conceivable that with the addition of hundreds of cars, traffic will stand still from the complex to the left turn onto the entrance ramp for I-93 North in the morning. This number of cars is also a major safety concern for school buses attempting to enter the property and children standing around waiting for the buses. This cannot be stated with absolute certainty, however, school age children have been injured or killed by cars because of the change in light during the week after entering Daylight Savings Time. The amount of traffic around the proposed construction will pose a danger to pedestrians under normal circumstances. The danger imposed to school aged children, especially the week after entrance into Daylight Savings Time in unacceptable.

4. Population density is a major cause of stress related morbidity in the United States. A 300 unit apartment complex may house as many as 1000 people. Such a density is associated with endocrine disorders, emotional disorders, heart disease, infectious disease and obesity. As of 2015, obesity is the second most common cause of cancer after cigarette smoking. I have personally experienced living in such an apartment complex and became quite ill from the second hand smoke in the building, allergies and general stress of living in a tight space.

I am aware that blocking a 40B is not trivial. I sincerely hope that the Winchester Board of Selectmen, while appreciating the need for middle income housing, agree with my assertions that the risks outweigh the gains. That said, I am not against offering alternative development strategies the proposed land in a reasonable and healthy manner. In my mind, utilizing chapter 40B planning to build a 300 unit structure larger than Walmart is a builder's way of using a loophole in the system to circumnavigate zoning laws with the major intent of selling 80-85% of the units for a huge profit.

Truly,

Brian Rabinovich

**From:** Dorothy Feldman <[dorothyfeldman@verizon.net](mailto:dorothyfeldman@verizon.net)>  
**Date:** July 16, 2016 at 9:08:25 AM EDT  
**To:** <[crooney@ci.stoneham.ma.us](mailto:crooney@ci.stoneham.ma.us)>, <[evreeland@winchester.us](mailto:evreeland@winchester.us)>, <[sparkhurst@winchester.us](mailto:sparkhurst@winchester.us)>, <[lgrenzeback@winchester.us](mailto:lgrenzeback@winchester.us)>, <[townmanager@winchester.us](mailto:townmanager@winchester.us)>  
**Cc:** NoForest Ridge <[noforestridge@gmail.com](mailto:noforestridge@gmail.com)>  
**Subject:** Bridge to nowhere on P&S 2013

Ms. Rooney,

Thank you again for meeting with me about the proposed 40B in Winchester called Forest Ridge Residences.

It was brought to my attention that information in the proposal to MassHousing (<http://www.winchester.us/DocumentCenter/Home/View/1739>) contains details about the past intention of building a 40B project on the parcel, the Forest Circle property. I believe this information was withheld from the Town of Stoneham and the Stoneham Conservation Commission during prior petitions to the town.

[See attached insert.]

*page 77 of the pdf proposal, page 6 of P&S Aug 28, 2013 between Shannon Investment and Marino brothers.*

Apparently, the "buyers" on the P&S, the Marino brothers, were already intending on filing for building a 40B development as early as August 2013. I believe that the Stoneham Conservation Commission was holding hearings with the Marinos about a bridge from Fallon Road over wetlands during the spring of 2015. This is well after the 2013 P&S.

In 2015, the Stoneham Conservation Commission asked the reason for the proposed bridge. The Marinos and their legal counsel replied to the CC's inquiry by stating that there were no plans for the land. The bridge became referred to as "the bridge to nowhere". The Marinos and their legal counsel flatly lied and misstated that there were no plans.

Obviously, this was an act of obfuscation and deceit on the part of the Marinos. Did the Marinos believe that the only impact on Stoneham would be the bridge itself? Did they believe that the Stoneham Conservation Commission, in their deliberations about the disturbance of wetlands in their jurisdiction, did not need the complete details? Would there be no consequences on the wetlands of housing hundreds of people on the Forest Circle property in a planned 40B mass housing development? Clearly, a massive development will have numerous contributing impacts on adjacent wetlands. The numbers of cars and number of daily trips on the proposed bridge alone would have a considerable impact on the wetlands.

I request that you share this information with all members in Stoneham government, especially the Conservation Commission, who will have dealings with the Marinos and the 40B project,

currently referred to as Forest Ridge Residences. I also ask that the dishonesty of the Marinos and their counsel be factored into any future decisions about proposals before the town of Stoneham. A leopard doesn't change its spots.

The current proposal for Forest Ridge Residences that has been filed with MassHousing is between the seller Marinos and the buyer Krebs Investor Group. The current owners of the parcel of land remains the Shannon Trust. Krebs Investor Group cannot gain possession of the property until and unless the Marinos first purchase the Forest circle property.

Respectfully,  
Dorothy Feldman  
9 Polk Road  
Winchester, MA

a. The parties agree that prior to making application to the Town of Winchester for the 40B Project, Buyer shall be entitled to seek approval from the Stoneham Conservation Commission to construct a secondary access across wetlands near Fallon Road and/or Eugene Drive to the upland portion of the Premises in Winchester (the "Stoneham access approval").

b. Buyer shall have the right to elect to terminate this Agreement by written notice to Seller if it fails to obtain the Stoneham access approval on or before [REDACTED], should Buyer so terminate this Agreement the Initial Deposit made by it promptly shall be returned to it. If Buyer does not make such

election, then this Agreement shall continue in full force and effect.

c. Not later than thirty (30) days following the earlier to occur of (a) [REDACTED] and (b) the date on which Buyer obtains the Stoneham access approval, Buyer shall commence effort to obtain a written determination or project engineering from the subsidizing agency; during the remainder of the Permitting Period, Buyer shall file and prosecute its application for the comprehensive permit for a 40B Project (the "Comprehensive Permit").

d. If Buyer is unable to obtain the Comprehensive Permit on or before [REDACTED]

[REDACTED] Buyer may extend the period afforded to it to obtain permits for not more than three (3) periods of four months each, upon the payment of an additional deposit of \$4,000 for each such extension period (each of such deposits to be applicable to the Purchase Price but non-refundable).

e. In the event that during the Permitting Period Buyer is either (i) denied a Comprehensive Permit, or (ii) is granted such approval or permit on conditions that make the 40B Project uneconomic (either a "Decision"), the Buyer shall have the right to appeal the Decision as provided in G.L. c. 40B or otherwise, and such appeal shall extend the Permitting Period, provided that Buyer prosecutes said appeal diligently to a non-appealable final decision. If the Comprehensive Permit is issued, but appealed by a third party, the Permitting Period shall likewise be extended, provided that Buyer diligently defends such appeal to a non-appealable

Docket Item:

I - 4:

July 25, 2016

**From:** Dorothy Feldman <[dorothyfeldman@verizon.net](mailto:dorothyfeldman@verizon.net)>

**Date:** July 16, 2016 at 2:31:34 PM EDT

**To:** Brian Szekely <[bszekely@winchester.us](mailto:bszekely@winchester.us)>, <[Lgrenzeback@winchester.us](mailto:Lgrenzeback@winchester.us)>

**Cc:** NoForest Ridge <[noforestridge@gmail.com](mailto:noforestridge@gmail.com)>

**Subject:** improper notification of 40B to town of Winchester

The applicant writes to Catherine Racer stating that he needs to notify the Chairman of the Board of Selectman of Winchester, but then sends the notification to a past member of the Selectmen, Mr. Johnson. Mr. Lance Grenzeback has been the Chairman of the Selectman for some time now. Does this failure to serve proper notification impact the application.

[See attachments.]

Thank you,  
Dorothy Feldman  
9 Polk Road

PS This application is riddled with errors, misstatements, omissions. In this instance a quick, careful 3 minute search of the identity of the town's chairman of the Selectmen would have avoided this failure to properly notify Mr. Grenzeback.

June 15, 2016

Ms. Catherine Ryan, Assistant Director  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

Re: Notice of Application for Chapter 40B Site Expediting Letter - Mashboung's New England  
Pond Project - Forest Hills Residence - Forest Circle, Winchester, MA

Dear Ms. Ryan:

Krebs Investor Group, LLC, a limited liability company for the purpose of developing a 206 mixed-income development on Forest Circle in Winchester. In accordance with Section 30A(2)(a) of the Rules of the Housing Appeals Committee (700 CMR 3.01), this letter serves to notify the Department that a request for site approval letter has been made by Krebs Investor Group, LLC under Mashboung's New England Pond Program for 206 and development on the Town of Winchester.

According to the Rules of the Housing Appeals Committee, Mashboung cannot issue a site approval letter until at least 30 days has elapsed from the time of notification to the Chairperson of the Winchester Board of Selectmen. Shortly after that time period, we are hopeful that Mashboung will issue a site approval letter so that the applicant can file a consolidated appeal application with the Winchester Zoning Board of Appeals. Any comments received from the Town will be considered by Mashboung during his 30-day comment period.

We will notify you when the site approval letter is issued. In the interim, please contact me directly should you have any questions.

W. Webster Hunt II, Site, and  
21 M. Vernon Street, 2nd Floor  
Worcester, MA 01590

Re: Motion of Application for Chapter 44B Site Regulatory Review - Massachusetts, New England  
Food Products - Food Safety Administration - Food Safety

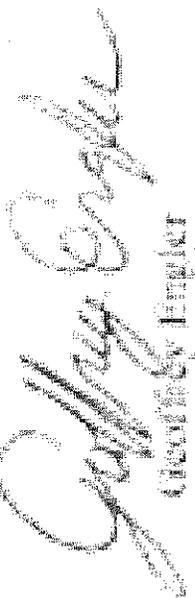
Applicant: Kraft Investor Group, LLC

Dear Mr. Chairman:

Kraft Investor Group, LLC is a limited liability company created for the explicit purpose of developing and implementing development of food sites in Massachusetts. In accordance with Section 21B(2)(c) of the Rules of the Housing Appeals Committee (the CHA 21B Rules) after service is formally made by the Town of Webster and a request for a site regulatory review is made by Kraft Investor Group, LLC under Massachusetts' New England Food Program for site development. We have enclosed for your review a copy of the same Site Regulatory Application that was submitted to Massachusetts.

We have met with Town Selects on June 7th to discuss the proposed development at which we presented the current version of our preliminary plan set. We had forward to the Housing Appeals Committee with the Town in select detail and formally presenting this application to the Full Zoning Board of Appeals in the near future. We appreciate any additional comments submitted by participating officials as we move forward in this process.

Sincerely,

  
Gregory Taylor

Docket Item  
I - 5:  
July 25, 2016

**From:** Marlin Kann [marlinkann@yahoo.com]

**Sent:** Thursday, July 07, 2016 1:35 PM

**To:** Grenzeback, Lance; Powers, Steve; Bettencourt, Michael; Whitehead, Jim; Errico, David;  
[Michael.Day@mahouse.gov](mailto:Michael.Day@mahouse.gov); Town Manager

**Subject:** Forest Ridge Residence

Dear Mr. Howard, Winchester Selectmen and Representative Day,

Please find the attached letter concerning the proposed Forest Ridge Development.

Sincerely,

Marlin Kann

Dear Mr. Howard,

After reviewing the Forest Ridge residence proposal, I would like to let you know that I am 100% against it!

I believe development is important, but a 296 unit rental building dramatically stands out of scope with our neighborhood.

The noise pollution created by the cars entering & exiting on to Forest circle makes me cringe for those families!! Additionally, as we all know, Forest circle is a quaint road insulated to the traffic created by a massive rental structure proposed.

The site also stands on top of ledge which could exacerbate the 70 ft (+) buildings. My neighbors on North Border road would have the visual presence of a massive structure adjacent to the pool & garage entrance. The noise pollution created by the scale of these entities and the visitor parking) would significantly impact our neighborhood in a negative manner.

Again, I think development should be supported, but only when placed in the scale of the surrounding neighborhoods. Forest Ridge Residents stands dramatically outside the scope of our community, would create a negative impact in our community and is not in line with other projects in Winchester. Due to these reasons I urge you, the Planning board & the Selectman to stop or dramatically alter the proposed project.

Sincerely,

Merlin Kana  
22 Chisholm Rd.

c: Board of selectman Winchester  
c: Michael Day

**From:** UMass-DEP LCCA-Program [<mailto:lccadep@umass.edu>]  
**Sent:** Friday, July 08, 2016 2:57 PM  
**To:** Gibbons, James <[ygibbons@winchester.us](mailto:ygibbons@winchester.us)>  
**Cc:** DEP Program-Director <[Program.director-dwp@state.ma.us](mailto:Program.director-dwp@state.ma.us)>; Town Manager <[tmanager@winchester.us](mailto:tmanager@winchester.us)>  
**Subject:** Winchester Schools - DEP/UMass Offer Free Water Quality Sampling

Dear James Gibbons :

MassDEP received your response to obtain assistance under the Commonwealth's Assistance Program for Lead in School Drinking Water (Program). Thank you for participating in this important Program.

MassDEP has partnered with the University of Massachusetts, Amherst to provide the technical assistance and laboratory analysis services necessary to implement the Program. The UMass effort for the Program is being directed by Dr. John Tobiason and Dr. David Reckhow and managed by Richard Larson and Robert Hoyt.

We are contacting you to arrange for an **initial informational meeting** for your school system. We strongly encourage you to include in the informational meeting all staff from your schools that will be participating in the Program such as principals, facility managers and nurses, as well as representatives of your local public water supplier, government, public health agent, and plumbing inspector. A senior municipal official from your community has been copied on this email.

We would like to schedule the 1.5 hour informational meeting at your earliest convenience, beginning with the week of Monday July 18th as many of you indicated that your system would be available in the summer. **If your system personnel and other local partners are available for a summer informational meeting between July 18th and August 26th**, please access the Survey Monkey survey using the link below and indicate three dates for which an informational meeting is possible. Please contact us (see phone and email below) to discuss any questions you may have, to review how to prepare for the meeting, to schedule the meeting if you have any problems with the online scheduling system, and to schedule the meeting if your system is not available in the summer.

If some or all of your school buildings are in use by students or other children during the summer, please contact us as soon as possible as we want to evaluate if it is appropriate to sample the drinking water in your facilities during the summer to measure levels of lead and copper. If your system has schools that are in use during the summer, and we have not already contacted you regarding summer sampling, please contact us so we can gather data from you to assess the use of the building during the summer. Note that all buildings should be sampled during the regular school year to assess lead and copper levels under normal use.

Thank you for your participation in this Program and we look forward to working with you.

Sincerely,

Rick Larson & Bob Hoyt, UMass Amherst Co-Program Managers

MassDEP-UMass Assistance Program for Lead in School Drinking Water

Phone: 413-545-0840      Email: [LCCADEP@umass.edu](mailto:LCCADEP@umass.edu)

Docket Item:

I - 7:

July 25, 2016

July 7, 2016

Board of Selectmen  
Town of Winchester Massachusetts  
71 Mt. Vernon Street  
Winchester, MA 01890

Dear Selectmen,

We live at 53 Everett Avenue, which is located on the corner of Everett Avenue and Cambridge Street. Currently, there is a Massachusetts Department of Transportation project (#601019) going on that will effect a large portion of Cambridge Street. In particular, the project will substantially change the way cars will be entering and exiting Everett Ave. at Cambridge St.

The intersection is slated to become a traditional four way intersection with traffic lights and cross walks. The part of Everett Ave. closest to our house will become a two lane road instead of what is now just an exit from Everett Ave. We are in favor of the project as we believe that it will stop cars from speeding onto Everett Ave as they come off of Cambridge St. and it should be safer exiting Everett Ave onto Cambridge St. The downside is we think it will be more difficult to exit our driveway especially during rush hours and/or less safe to do so.

It is with this in mind that we would like to prevail upon the Selectmen to institute "No Parking" on both sides of Everett Ave. from Cambridge St. up to the first entrance of Sheffield Rd. At the very least we'd like no parking both sides of Everett Ave up to the east most side of 47 Everett Ave.

As we are sure you are aware, Winchester Boat Club utilizes this on-street parking heavily during the summer months and we have on a number of occasions during non-summer time commuter rail users parking in front of our yard.

We thank you for consideration of our request.



Richard and Cheryl Norsworthy  
53 Everett Ave.  
Winchester, MA 01890  
[rich.norsworthy@gmail.com](mailto:rich.norsworthy@gmail.com)  
520-370-4526.

RECEIVED  
2016 JUL 18 PM 5:04  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

July 18, 2016

Board of Selectmen  
Winchester, MA

Dear Members of the Board of Selectmen,

I am writing to you today regarding the proposed 40B project, Forest Ridge Residences. This proposal is very troubling to residents in this area of town. You will be hearing from many residents about the detrimental consequences should this project be built. Today, I would like to focus on the misrepresentations, omissions, and misrepresentations by omission that are included in the application.

It is my opinion that the application is invalid, based on the single fact that the applicant has no legal right to the property. The MassHousing 40B application states ***"In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site; (ii) the applicant is a public agency, non-profit organization or limited dividend organization; and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments."***

The applicant, Krebs Investor Group has no legal control of the site. The attached Purchase and Sale lists Anthony Marino, James Marino and Joseph Marino as buyers of the property. They are not included anywhere in the application. Krebs Investor Group and Justin Krebs are not mentioned anywhere in that P&S.

There is also relevant information that has been omitted by leaving answers blank. Please see my attached review of points that I challenge regarding this application. Some of these may seem trivial, but taken together, I feel they show an unwillingness to be completely truthful and transparent in this process.

Sincerely,

Rachel Roll  
7 Forest Cir.  
Winchester, MA 01890  
[rkroll@rkroll.com](mailto:rkroll@rkroll.com)

Cc: Winchester Town Manager,  
Winchester Planning Board,  
Winchester Town Planner,  
Winchester Conservation Commission,  
Winchester Zoning Board of Appeals,  
Stoneham Board of Selectmen

Stoneham Conservation Commission  
Stoneham Planning Board  
MassHousing  
Senator Jason Lewis  
Rep. Michael Day

**Omissions and misrepresentations in Forest Ridge Residences MassHousing Application**  
(Page numbers refer to pdf pages of the application)

**Page 7**

Anticipated Financing - Bank name left blank.

Attached letter from bank does not meet requirements of 40B application.

1. Must include ID of borrower and description of bank's familiarity of borrower.
2. Must include description of project, including location, number of units and type of building.
3. Must confirm that bank is member of FHLBB and will specifically use NEF funds for project.

Only being member of FHLBB is included in letter

**Page 8**

Buildable area calculations

Numbers do not add up. If you take the total area - 581,280 - and subtract wetlands (non-buildable) - 148,494, you get 432,786 - not 565,131.

Also, the current plan is to replicate disturbed wetlands 2:1 for construction of the bridge. This will increase the wetlands area and decrease the buildable area.

Is the site located entirely within one municipality – Yes

**Not true**

Primary access road will be located on property in Stoneham. This is an important fact that needs to be included. The town of Stoneham should have received notice of this proposal along with Winchester, but did not.

Previous Development Efforts – blank

The buyer was denied for much smaller proposed development on this site in 2007, based on peer review findings regarding traffic, safety and drainage. During this process, it was threatened to come back with a 40B project if the plan was not approved.

**Page 10**

Does the site include significant areas of ledge? Unknown, but likely.

Sounds a bit evasive, since a simple walk on the property shows significant areas of ledge. Also, topo maps included with application show areas of ledge.

Is there any evidence of hazardous materials on the site? No

In fact, noted in the P&S #23(a) – page 79 of application pdf – the seller and buyer acknowledge receipt of a report showing reportable amounts of toxic substances. The P&S includes a provision for holding monies in escrow for the environmental remediation. An answer of no to this question is clearly incorrect and misleading.

**Page 12**

Net density - 22.8/acre

Buildable area needs to be clarified. Using calculation above in note for page 8, net density is closer to 30/acre.

**Page 13**

Gross Floor Area - 565,131

Seems odd that this is the same number as listed as buildable area on page 8. Coincidence?  
Sloppy entry?

**Page 15**

Grantee/Buyee is the Applicant.

In fact, P&S lists grantee/buyee as James Marino, Joseph Marino and Anthony Marino.  
Applicant is Justin Krebs/Krebs Investor Group. Applicant does not appear anywhere on P&S,  
and buyer does not appear anywhere on application.

Purchase price – left blank

**Page 22**

Other Income – Garage parking

Is parking not included in rent? With no public transportation, a car is necessary, and the number of parking spaces is below the required amount. Will tenants avoid paying for parking and park in neighborhoods? This is a very real concern.

**Page 26**

Applicant 40B Experience – left blank, yet attached CV touts work on numerous 40B projects.  
Several members of the development team are also members of the development team at North  
Winchester/Cambridge Street project.

Geoff Engler, SEB, LLC

Bohler Engineering

Vanasse & Assoc.

**Page 42**

Images of Winchester

2 Covered bridges? Blatant misrepresentation of community. These images are of bridges in  
Beaver Township, PA and Woodstock, VT, and were taken straight from internet. Why are these  
included? Sloppy research? There is no shortage of photo opportunities in Winchester. No  
logical explanation.

**Page 45**

By-Right Site Plan

The plan included is **NOT** a by-right plan. This is similar, but much smaller, to a plan previously  
denied. A subdivision is not a by-right use and requires approval from the planning board. This  
plan also includes the bridge access from Stoneham, which requires special permitting to cross  
wetlands. A by-right development would be a single family home with driveway entrance from  
Forest Circle. Another blatant misrepresentation.

**Page 50**

Distance to Neighboring homes

Conveniently left off distance to 12 Polk Rd. – clearly the closest of all homes.

**Page 69**

Will use alternative water/waste water treatment

No explanation given, but also indicates will connect to municipal water/sewer. Using low flow fixtures is not alternative water/waste water treatment.

**Page 72**

P&S dated August 28, 2013

Buyer's (Marino's) representative appeared before Stoneham Conservation Commission for bridge waiver in April-July 2015, after the date of this P&S signing. At this time they repeatedly stated that they had no idea what kind of project would be built on the property in Winchester. This P&S specifically states conditions based on 40B permitting (#20). Buyer has demonstrated a history of not being truthful with municipal boards.



**MBTA Advisory Board**

177 Tremont Street, Boston, MA 02111

Tel: (617) 426-6054 Fax: (617) 451-2054

July 14, 2016

TO: Chief Elected Officials

FR: Paul Regan, Executive Director, MBTA Advisory Board  
Marc Draisen, Executive Director, Metropolitan Area Planning Council

RE: **Municipal Elections to the Boston Region Metropolitan Planning Organization**

***IMPORTANT DATES:***

- **Nomination Papers Due – Friday, September 30, 2016, at 5:00 PM, to MAPC;**
- **Election – MAPC Fall Council Meeting Wednesday October 26, 2016 at the Quincy Marriott, 1000 Marriott Drive, Quincy, MA 02169**

We are pleased to forward a copy of the election procedures for the elected municipal seats on the Boston Region Metropolitan Planning Organization (MPO). The MPO is responsible for planning and programming financial resources for a multi-modal transportation system for the 101 municipalities in the Boston region. (An overview of MPO member responsibilities is included as Attachment C of the Official Notice of Elections.)

There are four seats on the MPO up for election. The MPO seat currently held by the Town of Framingham representing the Metro West Regional Collaborative (MetroWest) sub-region, the seat currently held by the Town of Bedford representing the Minuteman Advisory Group on Interlocal Coordination (MAGIC) sub-region, the seat currently held by the City of Somerville representing the Inner Core sub-region, and the seat currently held by the Town of Braintree representing the South Shore Coalition (SSC) sub-region, are up for election this year.

Any municipality located in the four above mentioned sub-regions may seek nominations to run for those respective open sub-regional seats.

The MPO has 22 voting members, which currently include:

State members

Massachusetts Department of Transportation (MassDOT) with three seats appointed by the Secretary of Transportation, at least one of which is from its Highway Division;  
Massachusetts Bay Transportation Authority (MBTA);  
Massachusetts Port Authority (Massport)

RECEIVED  
2016 JUL 14 AM 9:32  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

# **Official Notice**

## **2016 Boston Region MPO Municipal Election Procedures**

At the MAPC Fall Council Meeting on Wednesday October 26, 2016 at the Quincy Marriott, 1000 Marriott Drive, Quincy, MA 02169, elections will be held for four (4) of the twelve (12) elected municipal seats on the Boston Region Metropolitan Planning Organization (MPO).

At that time one municipality from each of the four sub-regional seats up for election, will be elected to the MPO by the chief elected officials of the 101 municipalities which constitute the Boston metropolitan region. Pursuant to the MPO Memorandum of Understanding, approved on July 7, 2011, MAPC and the MBTA Advisory Board (Advisory Board) administer the election of the municipal representatives to the MPO.

### ***MPO Seats Up For Election in 2016:***

- One (1) municipality from the Minuteman Advisory Group on Interlocal Coordination (MAGIC) sub-region.
- One (1) municipality from the Metro West Regional Collaborative (MetroWest) sub-region.
- One (1) municipality from the South Shore Coalition (SSC) sub-region.
- One (1) municipality from the Inner Core sub-region.

Terms of election on the MPO are for three years.

### ***Nomination Process***

Nominees for the elected municipal seats shall be the chief elected official of the municipality. In cities this is the Mayor or, if the city does not have the office of Mayor, then the Chairman of the Council, with the exception of Plan E cities (Cambridge) in which case it shall be the City Manager. In towns, the chief elected official is the Chairman of the Board of Selectmen. The MPO will accept the Chairman's nomination of a candidate whether or not the full Board of Selectman has voted it.

A nominee for an open municipal seat must receive five nominations made by any chief elected official from the Boston region, regardless of which sub-region they are from. A chief elected official may nominate his or her municipality and that nomination shall count as one of the five nominations needed to place a municipality on the ballot. Each chief elected official may only sign nomination papers for one municipality per open seat.

**Nominations papers are due on Friday, September 30, 2016 to MAPC by 5:00 PM and must be filed in person or by mail at MAPC, 60 Temple Place, 6<sup>th</sup> Floor, Boston, MA 02111, Attn: MPO Elections. Faxes or emails will not be accepted.** Nomination papers shall include a statement of candidacy (250 word limit) of the community, also due at this time.

### ***Voting Process***

Each of the 101 municipalities may vote for one (1) municipality for each of the four (4) open seats.

### ***Ballot***

A ballot will be prepared by MAPC and the Advisory Board based on the certification of nomination papers. The ballot shall contain a list of the nominated municipalities. Candidate communities shall appear on the ballot in an order drawn by lot by designated officers of MAPC and the Advisory Board. The subregion of each of the communities shall be identified on the ballot. A candidates' booklet shall

## MAPC Sub-regions

<b>SUBREGION</b>	<b>COMMUNITIES</b>
<b>North Shore Task Force</b>	Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Manchester-by-the-Sea, Marblehead, Middleton, Nahant, Peabody, Rockport, Salem, Swampscott, Topsfield, Wenham
<b>North Suburban Planning Council</b>	Burlington, Lynnfield, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn
<b>Minuteman Advisory Group Interlocal Coordination (MAGIC)</b>	Acton, Bedford, Bolton, Boxborough, Carlisle, Concord, Hudson, Lexington, Littleton, Lincoln, Maynard, Stow, Sudbury
<b>MetroWest Regional Collaborative</b>	Ashland, Framingham, Holliston, Marlborough, Natick, Southborough, Wayland, Wellesley, Weston
<b>South West Advisory Planning Committee (SWAP)</b>	Bellingham, Dover, Franklin, Hopkinton, Medway, Milford, Millis, Norfolk, Sherborn, Wrentham
<b>Three Rivers (TRIC)</b>	Canton, Dedham, Dover, Foxborough, Medfield, Milton, Needham, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood
<b>South Shore Coalition</b>	Braintree, Cohasset, Duxbury, Hanover, Hingham, Holbrook, Hull, Marshfield, Norwell, Pembroke, Rockland, Scituate, Weymouth
<b>Inner Core</b>	Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Everett, Lynn, Malden, Medford, Melrose, Milton, Newton, Quincy, Revere, Saugus, Somerville, Waltham, Watertown, Winthrop

## Overview of MPO Member Responsibilities

### Background:

The Metropolitan Planning Organization is established as a required part of the transportation planning process under federal law. It is responsible for planning and programming financial resources for a multi-modal transportation system for the Boston region. The MPO was established in 1973.

The Boston MPO Memorandum of Understanding (MOU) that details the governing structure and process of the MPO can be viewed at [www.bostonmpo.org/mou](http://www.bostonmpo.org/mou)

### Specific Responsibilities:

The MPO must prepare and approve several plans and programs on an annual basis. These include:

- The Unified Planning Work Program (UPWP), which programs funds for transportation planning programs in the region;
- The Transportation Improvement Program (TIP), which programs federal, state, and local funding for surface transportation projects (highway and transit).

The MPO also prepares and approves several other plans and programs as necessary. These include:

- The Regional Transportation Plan (RTP), which provides a 25-year plan for the Region's transportation needs and priorities and;
- The conformity of all surface transportation plans and programs with applicable federal laws (including air quality, and the Americans with Disabilities Act).

### MPO Meetings:

Meetings are held as needed to accomplish the MPO's business. There are approximately two MPO meetings a month and all but four are held in Boston, during the day, at the state transportation building. Four MPO meetings will be held (one per quarter) outside of Boston. MPO meetings typically begin at 10 AM on the first and third Thursday of the month, and last approximately three hours. The MPO has the authority to establish necessary committees to accomplish its responsibilities. Recent experience suggests that the municipal members of the MPO or their designees attend at least two meetings per month to accomplish the work of the MPO.

# 2016 MPO Election Nomination Papers

Nominated Community	Name of Chief Elected Official	Signature
<b>Open MPO Seat Community is Running For (only check one)</b>	<input type="checkbox"/> <b>MAGIC Seat</b>	<input type="checkbox"/> <b>Inner Core Seat</b>
	<input type="checkbox"/> <b>MetroWest Seat</b>	<input type="checkbox"/> <b>South Shore Seat</b>

## Endorsers

Nominating Community	Name of Chief Elected Official	Signature

Individual endorsements may be attached as a separate letter but must specify the municipality and the official being nominated and must be signed by the chief elected official of the endorsing community.

**Please return in person or by mail**  
**By 5 PM on Friday, September 30, 2016 to:**  
**Metropolitan Area Planning Council**  
**60 Temple Place**  
**Boston, MA 02111**

Phone inquiries to  
 Eric Bourassa, MAPC (617) 933 -0740  
 Paul Regan, MBTA Advisory Board (617) 426-6054

# 2016 MPO Statement of Candidacy

(250 Word Limit)

**Municipality:** \_\_\_\_\_

**Chief Elected Official:** \_\_\_\_\_

**(Suggestions include a brief statement of qualifications; comments on the importance of transportation to the region; and expectations for the Boston Metropolitan Planning Organization)**

Docket Item:

I - 10:

July 25, 2016

Board of Selectmen  
Town Of Winchester, MA  
71 Mt. Vernon St., 2<sup>nd</sup> Floor  
Winchester, MA  
01890

July 15, 2016

Re: Kenneth D. and Karen A. Tarbell

Dear Selectmen,

I write this letter on behalf of my wife and myself in the interest of purchasing cemetery lots for ourselves at Wildwood Cemetery.

In November of 2013, now empty nesters, we sold our home of 30 years in Winchester and downsized to a home in Stoneham. We still visit Wildwood Cemetery often to visit the graves of my wife's parents, George and Lydia Augliera. As we are both in our early 60's now, we think more of our own mortality and decided it was time to do something about securing a final resting place for ourselves.

During a recent visit to the cemetery, we approached James Shattuck and discussed our desire to purchase plots for ourselves. Mr. Shattuck informed us that the plots are usually only sold to Winchester residents, but that with our long history in Winchester, we should write to the Selectman and request special consideration.

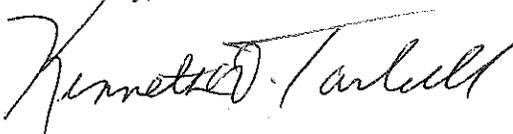
Our history in Winchester is longstanding. My Wife, Karen (Augliera) Tarbell and I both went through the Winchester school system and both graduated from Winchester High School. We married in 1975 and in 1983 were fortunately able to buy a lot of land on Surrey Road in Winchester and built our family home for our 5 year old daughter and 3 year old son. Both our children went from kindergarten through graduating Winchester High School. We remained on Surrey road for 3 decades until we decided the house was too big for us and made the difficult decision to sell and ultimately move out of town.

We have always loved Winchester and will always consider it home. We often drive through our old neighborhood and discuss our many fond memories. It would give us great solace to know that our final resting place would be in Winchester, at Wildwood Cemetery, near our home, family and friends.

We respectfully request that you consider providing us with the opportunity to purchase plots at Wildwood Cemetery.

Thank you in advance for your thoughtful consideration.

Sincerely,



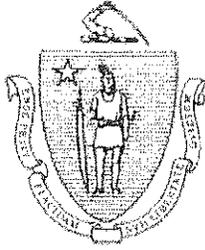
Kenneth D. Tarbell  
8 Spalding Road  
Stoneham, MA 02180  
Phone 781-435-0381

RECEIVED  
2016 JUL 20 AM 11:17  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

Docket Item:

I - 11:

July 25, 2016



The Commonwealth of Massachusetts  
MASSACHUSETTS SENATE

SENATOR JASON M. LEWIS

*Fifth Middlesex District*

STATE HOUSE, ROOM 511B  
BOSTON, MA 02133-1053  
TEL. (617) 722-1206  
FAX. (617) 722-1063

*Chairman*

COMMITTEE ON PUBLIC HEALTH

JASON.LEWIS@MASENATE.GOV  
WWW.MASENATE.GOV

Timothy C. Sullivan, Executive Director  
MassHousing  
One Beacon Street  
Boston, MA 02108

July 21, 2016

Re: Forest Ridge, Winchester, MA #847

Dear Mr. Sullivan,

We write to express our deep concerns regarding the application for Site Approval submitted by Krebs Investor Group, LLC, for a 296 unit apartment complex on Forest Circle in Winchester, with an access road from Stoneham.

As we review the application, and as we begin to receive input from the community, we have observed seriously troubling aspects in the application.

Based on our review, the site is, for all practical purposes, inaccessible by public transportation. The nearest bus line, route 132, is a mile away and across a highway. The application describes the access point to the bus line (presumably, the intersection of Marble, Main, and Summer Street in Stoneham) as 3 minutes away – this is true, if you are driving. Where, however, are you going to park if you are driving to the bus line? More accurately, the location ought to be described as a 20-minute walk distant from public transportation, likely used by residents more as a lark than as a daily routine.

It is troubling to hear that a developer would propose a large apartment complex, presumably designed to provide housing for low income residents, placed as far from public transit and our schools as possible, while seeking to receive official sanction for waiving important permitting reviews. The nearest grocery store is more than 2 miles away. We are hard pressed to identify a worse location in Winchester from the perspective of accessibility to amenities, both public transit and otherwise.

Access to the site is of interest to the delegation as well. The access from Forest Circle appears deeply inadequate for the size of the site, which explains the need for the connection through Stoneham. However, it is unclear whether the project proponents have considered the impacts of their project on Stoneham. Connecting through Fallon Road, the best route to retail or work in downtown Boston is

through North Border Road. That very first intersection of North Border Road, South Street and Main Street in Stoneham (the "Friendly's Intersection"), is among the most frequently cited intersections of grave concern for our residents. They worry about accidents, and also about delays. These concerns are well founded – our review of law enforcement data found that this intersection is the site of more accidents in Stoneham than any other intersection, and while DCR and DOT (who jointly own the intersection) have made efforts to improve the timing of the lights at the intersection, we have much more work to do to ease the already chronic delays and safety problems at that intersection. Proposing to add another 500 vehicles to this daily source of danger and delay is acutely troubling.

While the project is poorly sited from a public transit and vehicular traffic perspective, we'd also note that it suffers from the worst aspects of transportation siting as well. This location, so proximate to the heavily traveled route 93, means that children living on the site will be exposed to higher-than-average levels of particulate matter, a challenge for lung development and a contributor to asthma. We are troubled that the proposed developer neglected to address this concern altogether in the application.

Meanwhile, the application refers to "retail and commercial" opportunities across the street from the site. Those retail and commercial opportunities – truck rental, building materials and self storage – while worthy enterprises, do not strike this delegation as match made in economic heaven for a residential development next door.

Finally, we note the size and scope of the proposed development based on our initial review of the proposal. The application fails to go into any meaningful detail on the municipal resources that will be required to sustain the site, from sewer to water to electricity to the very real burden it will impose on the first responders from both Winchester and Stoneham, but we know those will be substantial, particularly given the relatively remote location of this site from the town center.

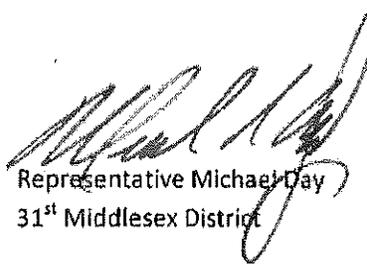
Other well-founded concerns abound. The calculations for buildable area, proximity to the nearest home, impact on sizable square footage of wetlands, impact on local school budgets, and other questions ought to be fully reviewed and thoughtfully considered before this application proceeds any further.

Thank you for your consideration of this letter. We will remain fully engaged in this process and are available to you to answer any questions you may have of us.

Sincerely,



Senator Jason Lewis  
5<sup>th</sup> Middlesex District



Representative Michael Day  
31<sup>st</sup> Middlesex District

CC:

Lance Grenzeback

Richard Howard

Robert Markel

**Mawn, Patti**

---

**From:** Grenzeback, Lance  
**Sent:** Wednesday, July 20, 2016 6:59 PM  
**To:** Mawn, Patti  
**Subject:** Fwd: Eversource Benefit offsets request  
**Attachments:** CommuterCorridor\_online.pdf; ATT00001.htm

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

Begin forwarded message:

**From:** "caroline woodward" <[shirwood@gmail.com](mailto:shirwood@gmail.com)>  
**To:** "Bettencourt, Michael" <[mbettencourt@winchester.us](mailto:mbettencourt@winchester.us)>, "Jim Whitehead" <[ejwhitehead@verizon.net](mailto:ejwhitehead@verizon.net)>, "Powers, Steve" <[spowers@winchester.us](mailto:spowers@winchester.us)>, "Grenzeback, Lance" <[lgrenzeback@winchester.us](mailto:lgrenzeback@winchester.us)>, "Errico, David" <[derrico@winchester.us](mailto:derrico@winchester.us)>  
**Subject: Eversource Benefit offsets request**

Hello to the Board of Selectmen.

My name is Caroline Woodward, Woodside Rd resident. I am the moderator of Winchester Traffic Calming, a group of town residents concerned about the ever growing problem in our town of unsafe street conditions for pedestrians. I know you all are aware of the problems that we have so I will try not to take up too much of your time with complaining about it. Although if you were to get me started I could talk your ear off! ;)

I am attaching a document outlining the concerns of the group as it relates to the Mystic to Woburn 115 KV line. I hope you will take these concerns into account when presenting Eversource with our offset request. it would be great to have some real benefit to our citizens in the form of more livable and walkable neighborhoods as a result of all the trouble the town will endure during this project.

Here's hoping kids can soon ride their bicycles on the streets of Winchester.

Thanks for your time

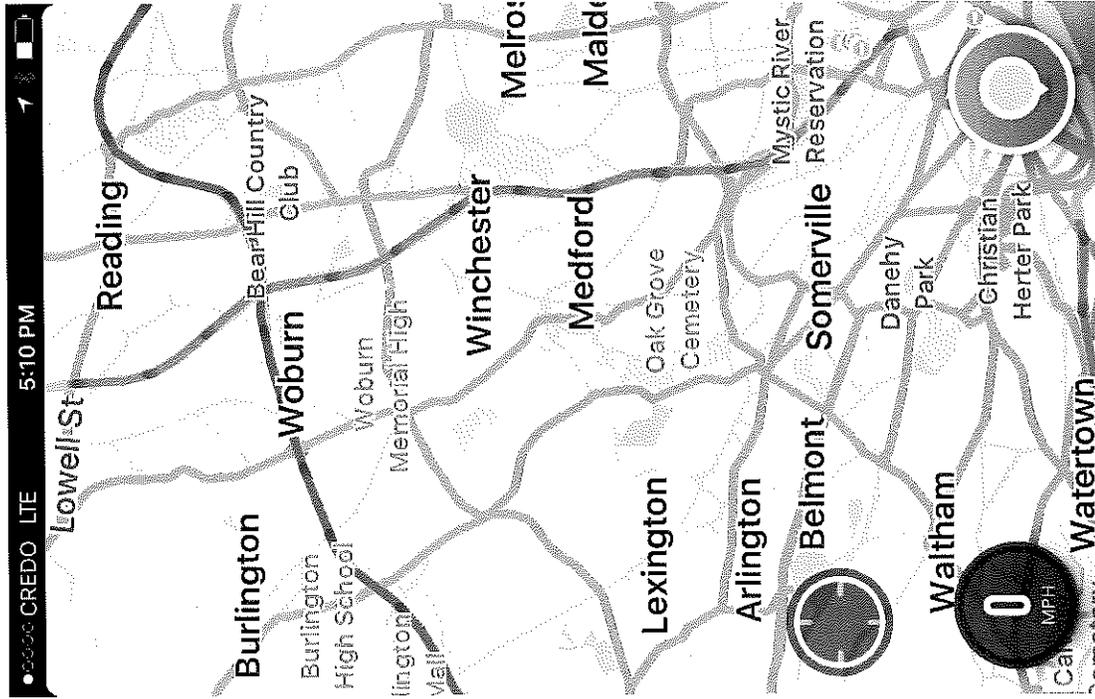
-Caroline

Caroline Woodward  
Woodward Studios  
studio: 401-231-0663  
cell: 401-559-1438

# Winchester's Commuter Corridor

Pond St/Woodside Rd/Wildwood St/  
Fletcher St/Bacon St/Main St

We request that the town be prepared to take advantage of the Eversource Mitigation funds to build traffic calming measures into the streets they will be disturbing in the course of their construction. The following explains the correlation between the commuter cut-through route and the Eversource Mystic to Woburn line. It also outlines in detail the changes residents would like to see along that line.



As Crowd-Sourced Commuter Apps like Waze become more and more prevalent, Boston area traffic is getting pushed off of the highways and into residential neighborhoods. Winchester has become part of a poplar cut through when 93 is backed up. The cut through goes from Winn St in Woburn, through Arlington St to Pond, Woodside, Wildwood, Fletcher, Bacon, through Medford and back onto 93 south. This has become a common pathway to Boston for a significant number of commuters.

The trouble with Waze is that is pushing drivers through our residential streets who are racing to be somewhere else as fast as possible, have their eyes on their phones, and are making our neighborhoods extremely dangerous. This is a new, emerging technology that is not going to go away. It requires an entirely new approach to designing our residential streets.

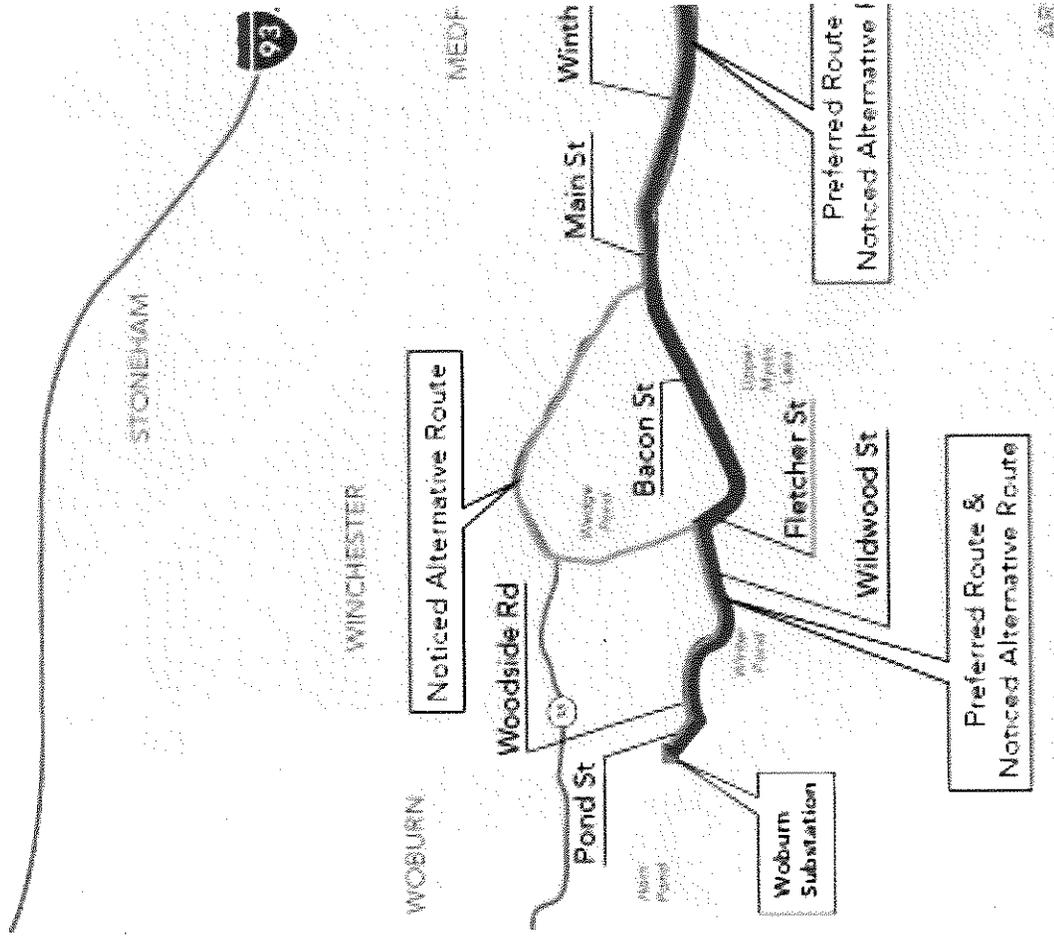
While there are many other ways that commuters are using different residential streets in Winchester as cut-throughs, this initiative focuses on this one because of its correlation with Eversource's 115KV line.

Good afternoon

Because this sequence of roads is the most direct route through the center of our town, it corresponds exactly with the route Eversource has chosen to site their 115KV line, the Mystic to Woburn line.

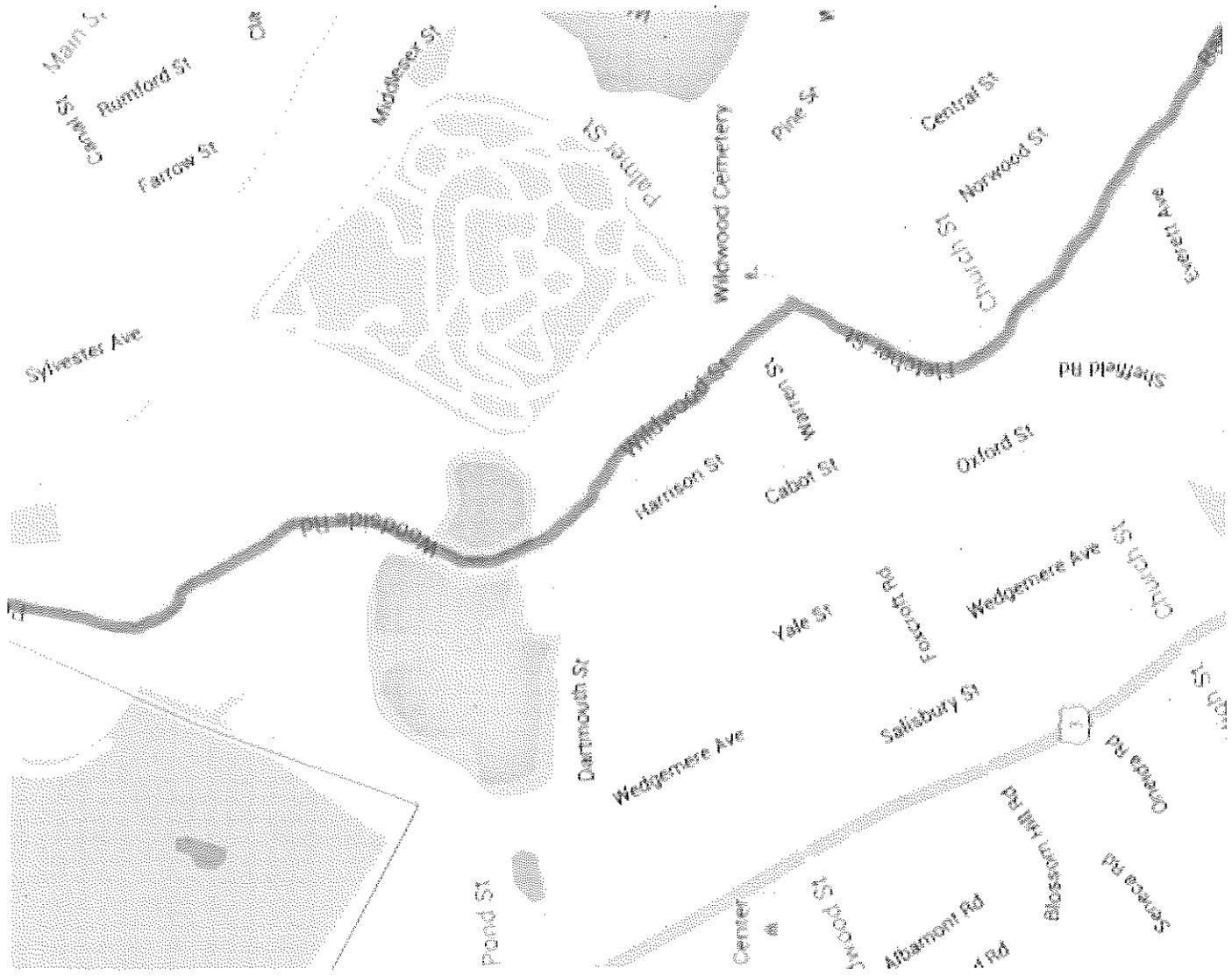
We residents are asking the Board of Selectmen to ensure that the offered mitigation funds from Eversource be used to create traffic calming modifications to all the roads along this route. This will increase the quality of life for residents of Winchester who live along or near the route by slowing and diminishing cut-through traffic.

There is no question that Winchester has seen an increase in traffic volume and speed. And there is no question that the residents of Winchester want to see traffic calming improvements. Our aim is to find the silver lining of the Eversource project in an improvement in the day to day safety, peace, and beauty of our neighborhoods.



The Winter Pond causeway on Woodside Rd is a key to slowing down this thoroughway. It is bordered on both sides by the natural blockades of the Winter Ponds and Wildwood Cemetery. Slowing or stopping the traffic through the causeway would drastically minimize the use of residential streets as a thoroughway and push this cut-through traffic on to Main St. or Cambridge St., where our businesses may benefit from increased sales to drive-by traffic.

The causeway is also critical because of the recreational use. The ponds attract many children, bicyclists, walkers, birders, fishermen and fisherwomen, boaters and of course, ice skaters. The causeway is also a walking thoroughfare for children who are students at Lynch. It is critical for the safety of all the above to keep motorists speeds under control here.



Throughout the commuter corridor /Mystic-to-Woburn line, a lot can be accomplished with some traffic calming measures. All of the streets in this corridor are too wide for the desired speed of travel. They allow drivers to speed through, but they do not allow residents to park safely, or cross the street safely. Work crews and others visiting residences end up parking on the sidewalk because the streets are terrifyingly fast. This pushes pedestrians out into the street, which is a recipe for disaster. These streets need more parking capacity, and a safer environment for bicyclists. As it is today, children in Winchester are pretty much required to ride on the sidewalk, because the streets are lethal. This should not be so. As you can see in this photo, Bacon is plenty wide enough for a parking lane and/or a protected bike lane. If that truck were parked in a designated parking lane, the commuters speed would be slowed by the narrower travel lane and pedestrians would have more safe space.

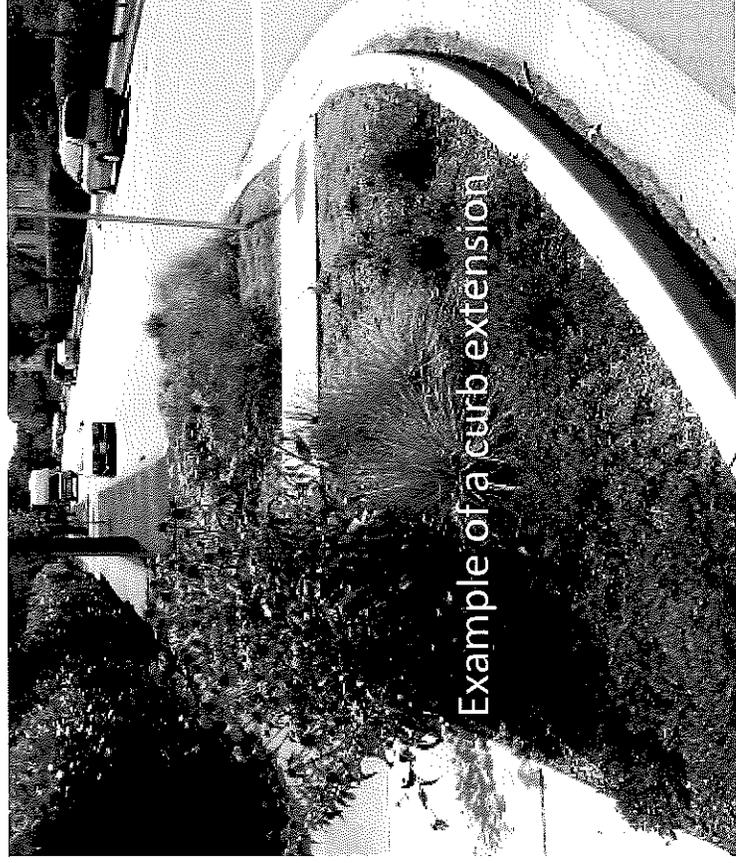
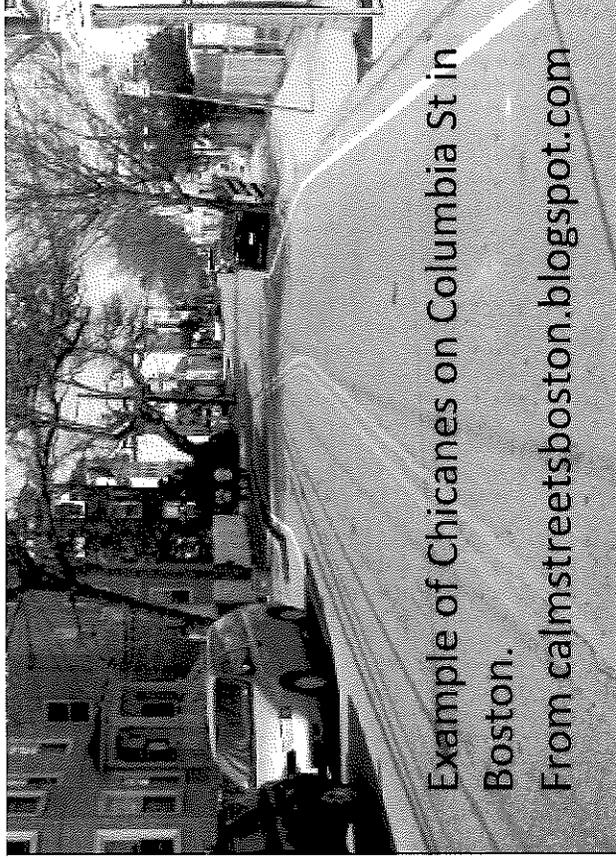


# Traffic calming

## Features we'd like to

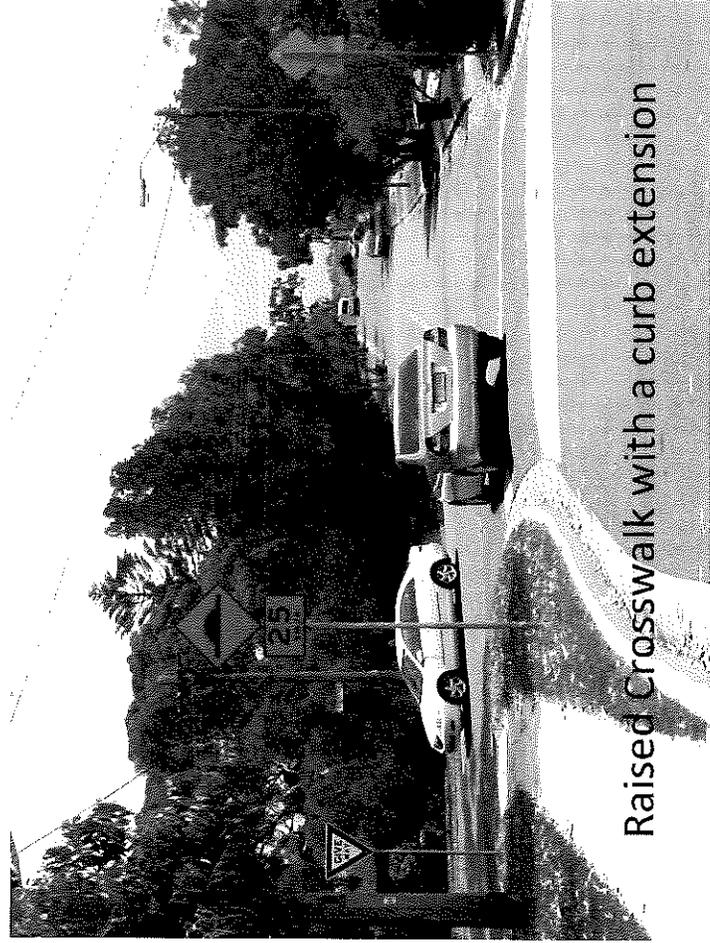
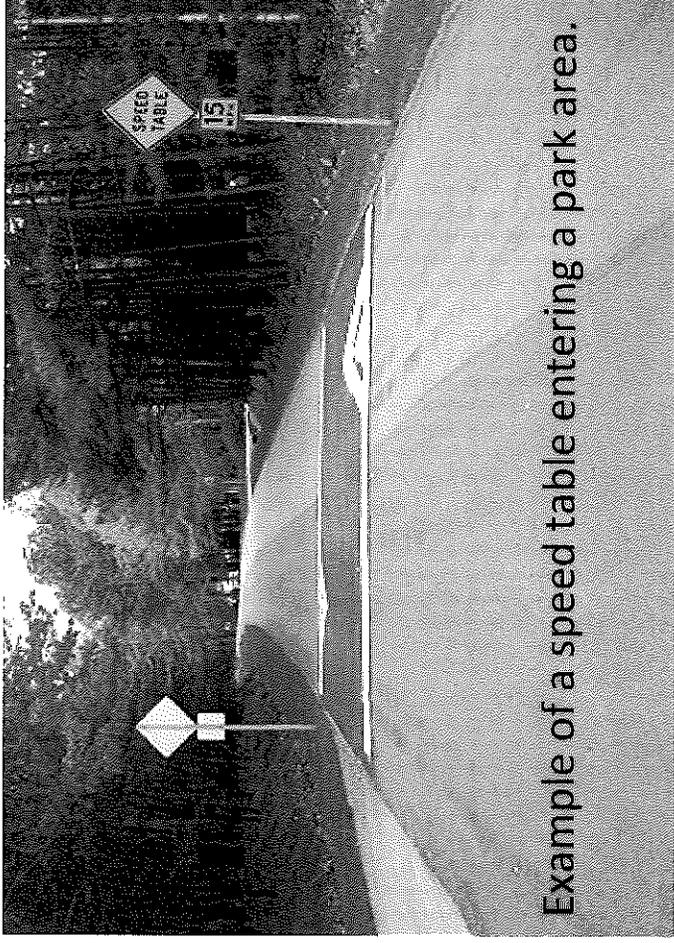
see:

- Lane Narrowing
  - By addition of bike lanes or parking lanes
- Raised Crosswalks
  - To all existing crosswalks
- Curb extensions
  - Shorten span of crosswalks, force cars to slow at turns
- Speed tables
  - At entry and exit of 20 MPH zones
- Rotaries
  - Slows traffic and avoids confusion of 4 way stops.
  - Raised crosswalks should be installed encircling all existing rotaries.
- Chicanes
  - Can be used to add more parking capacity or to add landscape area for attractive plantings



# We request the following:

1. All crosswalks become raised crosswalks
2. Bulb-out curb extensions at:
  - Woodside/Pond
  - Woodside/Wildwood
  - Chesterford / Woodside
  - Norfolk/Ardley/Woodside
  - Brantwood/Pond
  - Wildwood/Fletcher
  - Fletcher/Church/Bacon
  - Everett/Bacon/Central
  - MVP/Bacon @ Ginn
  - MVP/Bacon @ Fenwick
  - Bacon/Grove/Everell/Main
  - Sanborn / Main
  - Chardon Rd/Main
  - Highland/Main/Marchant
  - Gateway/Main/Town way
3. Speed Tables entering and exiting public park area of Winter Pond Causeway on Woodside
4. Woodside/Fletcher intersection becomes a rotary.
5. Woodside Rd becomes narrower by either parking chicanes or extended sidewalk & bike lane. Or add both and make the causeway section of Woodside a one way street.
6. Wildwood, Fletcher, Bacon and Main also become narrower by these means.



Item # 1-13  
7-25-16

**From:** Alban Landry [mailto:[alcacg@verizon.net](mailto:alcacg@verizon.net)]  
**Sent:** Thursday, July 21, 2016 7:34 PM  
**To:** Town Manager <[tmanager@winchester.us](mailto:tmanager@winchester.us)>  
**Subject:** FY2007 real estate taxes

Mr Howard/Board of Selectmen

I just finished paying my property taxes.

In doing so I am dismayed by our town fathers seeming lack of concern about the economic welfare of the property-owning citizens and an apparent lack of fiscal acumen.

I say this not to be critical but just trying to speak to you from the heart.

My questions are these:

-- How could you allow an override vote for the high school renovations, knowing that the Vinson-Owen school was already a heavy burden on the tax structure, and

-- Was there an emergency at the high school necessitating such a draconian move?

I would appreciate your comments.

Thank You

Al Landry  
22 Berkshire Dr