



**TOWN OF WINCHESTER  
PLANNING BOARD MEETING  
TUESDAY, MAY 17, 2022 @ 7:30PM  
REMOTE PARTICIPATION**

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/82528093521?pwd=V1N3MER3US9LODJUbKNEOTNmNjQrQT09>

Meeting ID: 825 2809 3521

Passcode: 251906

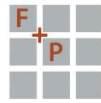
**Join by Phone**

(646) 558-8656

	<b>BUSINESS</b>
7:30PM	Open Meeting, Updates
7:35PM	North Main Street Corridor Study Listening Session with Form & Place
9:00PM	Adjourn

	<b>CORRESPONDENCE</b>
	None

	<b>2022 MEETINGS</b>
Tuesday May 24	7:00PM Planning Board Meeting, Remote Participation`
Tuesday May 31	7:00PM Planning Board Meeting, Remote Participation



FORM+PLACE  
Architecture + Planning + Urban Design

## MEMORANDUM

DATE: 11 March 2022  
TO: Winchester Planning Board  
CC: Brian Szekely, Town Planner  
FROM: Michael A. Wang, AIA, LEED AP BD+C, Form + Place, Inc.  
John M. Rufo, AIA, Form + Place, Inc.  
RE: **Winchester North Main Street Corridor**

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Per request of the Planning Board, Form + Place submits the following questions for consideration to help facilitate the refinement of underlying goals for the North Main Street Corridor ahead of our upcoming working session on Tuesday, May 17<sup>th</sup>:

1. Use & Character [1 zone or 2 zones (+ overlay district)]  
GBD-2 [south] allows retail, restaurant, fast food [SP]. None of these uses are permitted in the GBD-3 [unless part of a SP for mixed-use]. Alternatively, lab [R&D] uses are allowed in GBD-3 [north] but not in GBD-2. Do these differences in currently permitted uses reflect the future vision for the corridor? Is use more important than character? Should the character of the corridor be consistent from north to south?
2. Public realm / Right-of-way [R.O.W.] vs. Parcel Development  
How much of the future vision for the corridor is ultimately shaped by the quality [consistency / continuity] of the public realm [R.O.W. / Streetscapes] versus the character and/or use of the developments along its length?
3. Abutting Properties  
Should the nature of the abutting properties / neighborhoods – general residence vs. multi-family or conservancy-institutional – behind the parcels fronting on North Main Street be a determinant of the type and/or scale of development allowed on specific GBD-2/GBD-3 parcels?
4. Standards vs. Guidelines  
Would you prefer more prescriptive character-based design “standards” be incorporated into the zoning bylaw or be a separate set of design “guidelines” drafted to help shape building and site design parameters?

**17 Lincoln Street, Suite 2A, Newton Highlands, MA 02461  
617.795.1965**



5. Design Criteria

How would you prioritize design criteria in terms of variables that are most critical to shaping future development along the corridor? [Please feel free to add others....]

- Building siting / Frontage
- Parking requirements & location
- Height / # of stories
- Allowable F.A.R. / Residential density
- Architectural character: massing / scale / articulation / materials

6. Housing

How important is it to incentivize mixed-income multi-family [or mixed-use] housing along the corridor? What should affordable housing goals be for this area? What density [units per acre] should be the maximum allowed?