



**TOWN OF WINCHESTER
PLANNING BOARD MEETING
TUESDAY, MARCH 17, 2020 @ 7:30PM
SELECT BOARD ROOM**

	BUSINESS
7:30PM	Open Planning Board Meeting, Updates, Subdivision Close-out
7:35PM	10 Converse Place redevelopment discussion
8:20PM	Abby Road Subdivision
8:50PM	New Business not known at the time of the posting
9:50PM	Action Items
10:00PM	Adjourn

	CORRESPONDENCE
	NONE

	2020 MEETINGS
Tuesday March 24	7:30PM Regular Planning Board Meeting, Select Board Room



TOWN OF WINCHESTER
 MIDDLESEX COUNTY, MASSACHUSETTS
 PLANNING BOARD
 TOWN HALL
 WINCHESTER, MASSACHUSETTS 01890
 Phone: 781-721-7162 Fax: 781-721-7166

TOWN OF WINCHESTER
 ROAD BOND/LOT RELEASE REQUEST
 FORM G

FILL OUT SECTION A AND RETURN A COPY TO THE PLANNING BOARD OFFICE AND THE TOWN ENGINEER.

SECTION A:

PROJECT NAME: ABBY ROAD
 DEVELOPER: FIVE POINTS DEVELOPMENT
 ENGINEER: WATERFIELD DESIGN GROUP, INC
 STREET NAME: ABBY ROAD

NATURE OF REQUEST:

- LOT RELEASE
- BOND ESTABLISHMENT
- BOND REDUCTION
- BOND RELEASE
- PASSBOOK/ACCOUNT RELEASE
- TRIPARTITE AGREEMENT RELEASE

DESCRIPTION:

RELEASE OF ALL LOTS SECURED BY TRIPARTITE AGREEMENT FOR COMPLETION OF FINAL PAVING, LAND-SCAPING, AND MINOR CURB & BERM WORK ON HIGHLAND AVE.

IF LOT RELEASES, ARE APPROPRIATE COVENANTS, AGREEMENTS AND RESTRICTION DOCUMENTS RECORDED?

- YES
- NO

DATE OF APPROVAL: _____

SECTION B: (FOR OFFICE USE ONLY)

PROJECT REVIEW SUMMARY: _____

DATE SCHEDULED FOR PLANNING BOARD REVIEW _____

NOTE: ALL REQUESTS MUST BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO THE PLANNING BOARD MEETING- NO EXCEPTIONS

TOWN OF WINCHESTER DATE: MARCH 3, 2020
 STREET IMPROVEMENT GUARANTEE SUMMARY SHEET - (FORM-G2)

PROJECT NAME: ABBY ROAD STREET LENGTH: 440 LF
 STREET NAME:

STATION: TO STATION:
 ITEM UNITS QTY \$/UNIT \$ TOTAL

Clearing and grubbing	acre		\$6,000.00	
Earth excavation	CY		\$12.00	
Class A rock excavation (ledge, rock, etc)	CY		\$80.00	
Unclassified excavation	CY		\$10.00	
Gravel (assumes 1' bed and for all fill areas)	CY		\$25.00	
Storm drains (including excavation/backfill)				
12" and 15" pipe (0-8' depth)	LF		\$42.00	
18" pipe (0-8' depth)	LF		\$55.00	
21"-24" pipe (0-8' depth)	LF		\$62.00	
30" -36" pipe (0-8' depth)	LF		\$78.00	
Manholes (adj cost 1 unit each)	vert. Foot	9	\$200.00	\$1,800
CBs (includes frame, cover, exc. Backfill)	vert. Foot		\$180.00	
Swales/Filter trenches	LF		\$180.00	
Infiltration units or Crushed stone	Ea. Or SY		\$50.00	
Infiltration Chamber (Vortechnic, etc.)	Each		\$25,000.00	
Headwalls (8" to 30" pipe)	Each		\$1,200.00	
Detention/Retention Basin(s)	SF		\$0.80	
Gravel (assumes 1' bed under all pavemer)	CY		\$20.00	
Pavement (2-1/2" binder and 1-1/2" finish (includes grading and compacting) circle appropriate ita				
20' 22 pavement	LF	440	\$24.00 \$22.00 =	\$9,680
24' pavement	LF		\$26.00	
26' pavement	LF		\$30.00	
30' pavement	LF		\$33.00	
Sidewalk (1-1/2" binder and 1-1/2" finish)			\$4.50	
Asphalt curbing	LF		\$4.00	
Granite curbing- sloped or vertical with inlets retaining walls	LF	140 (MATERIAL ON-SITE)	\$40.00 \$20.00	\$2,800
Water				
6" D.I. (0-6' depth)	LF		\$50.00	
12" K.I. (0-6' depth)	LF		\$72.00	
6" water gate	Each		\$750.00	
12" water gate	Each		\$1,500.00	
Hydrant (Installed and tested)	Each		\$1,200.00	
Service Box (adjusted)	Each		\$80.00	
Light poles (including conduit)	Each		\$5,000.00	
Fencing and Guard rail	LF		\$12.00	
Landscaping (loam and seed)	SF	1,600	\$4.00	\$6,400
Trees 2-1/2 to 3-1/2 caliper	Each	13	\$350.00	\$4,550
Hay bales and silt fencing	LF		\$10.00	
Bounds and Certification	Each		\$450.00	
As-built plans	Each		?	

Additional items as needed (page 2)
 Subtotal
 ADA TACTILE PLATES 2 \$500 \$1,000

\$26,230

Engineering and Contingencies @25% - \$6,557.50
Adjustment for Escalation (due to time)
Final Total \$32,787.50

Retainage of 15% to be held Until Street Acceptance or Creation of Homeowners' Association

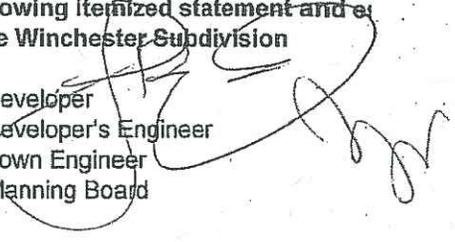
I hereby certify that in addition to work already completed, the following itemized statement and estimated unit cost will complete all improvements required by the Winchester Subdivision

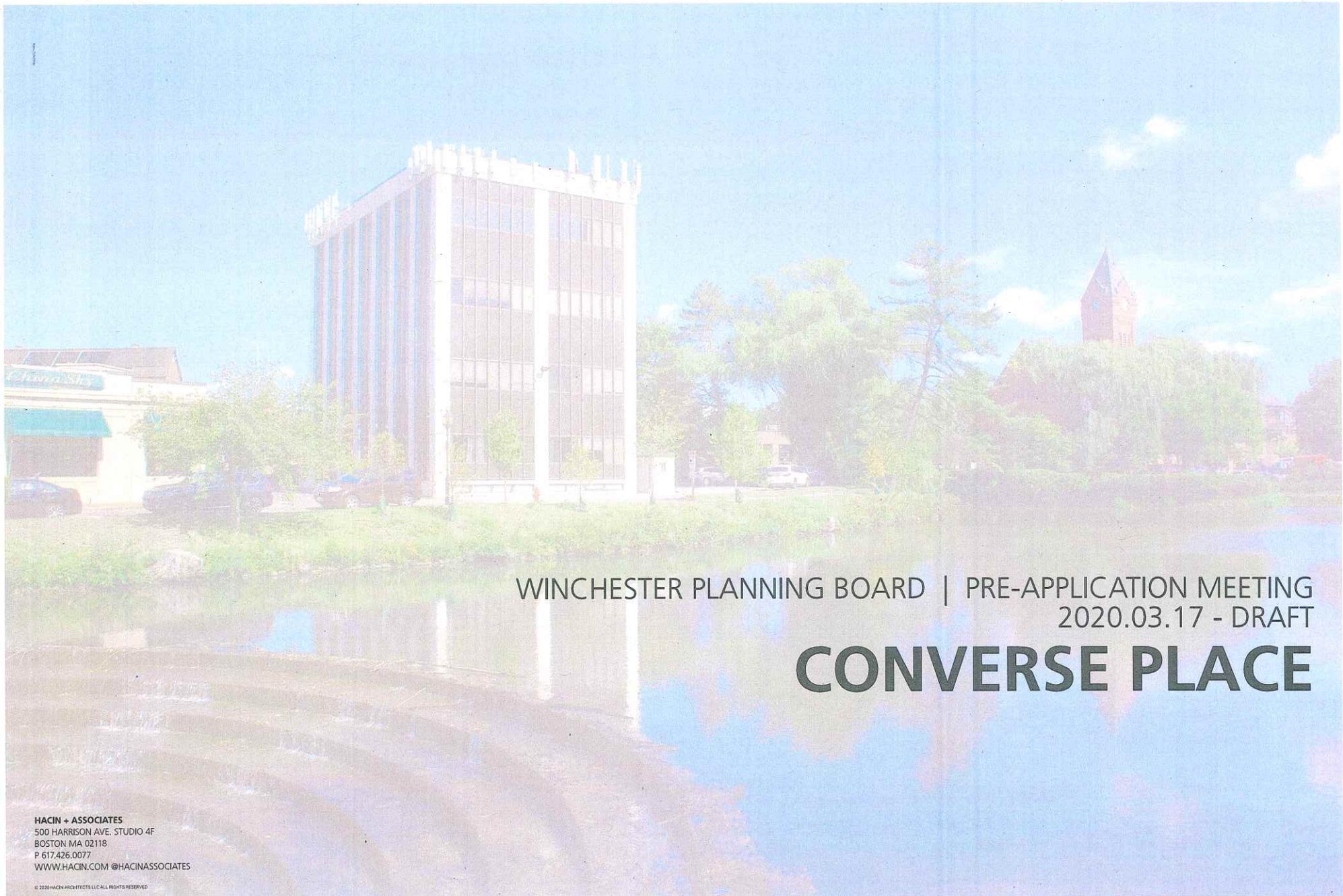
Regulations for the above street:

Signed: CRAIG MILLER
Signed: JACOB MURRAY, PE
Signed:
Signed:

Date: 3/3/20
Date: 3/3/20
Date:
Date:

Developer
Developer's Engineer
Town Engineer
Planning Board





WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING
2020.03.17 - DRAFT

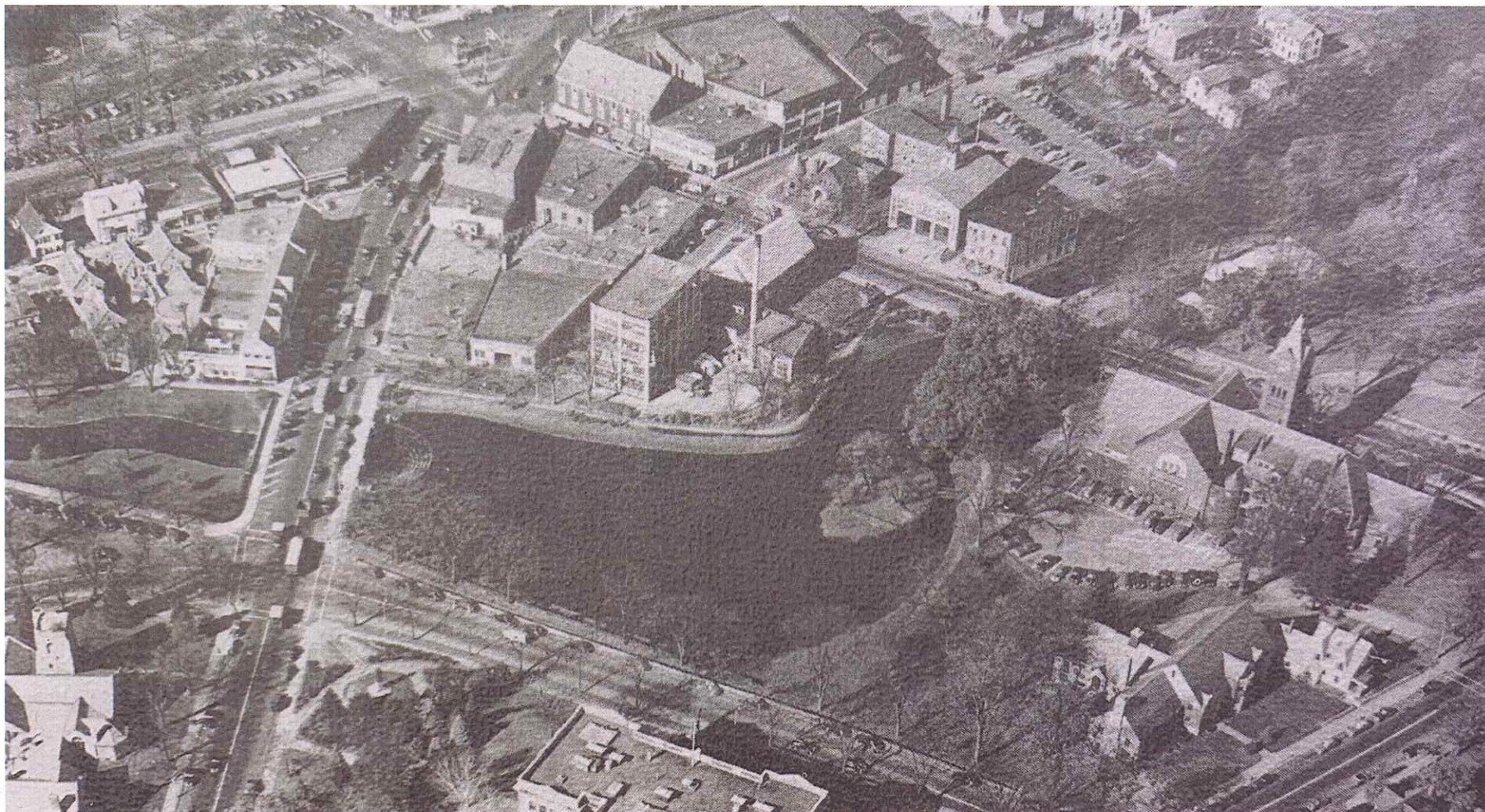
CONVERSE PLACE

HACIN + ASSOCIATES
500 HARRISON AVE. STUDIO 4F
BOSTON MA 02118
P 617.426.0077
WWW.HACIN.COM @HACINASSOCIATES

© 2020 HACIN ARCHITECTS, LLC. ALL RIGHTS RESERVED

SITE AERIAL

C. 1946



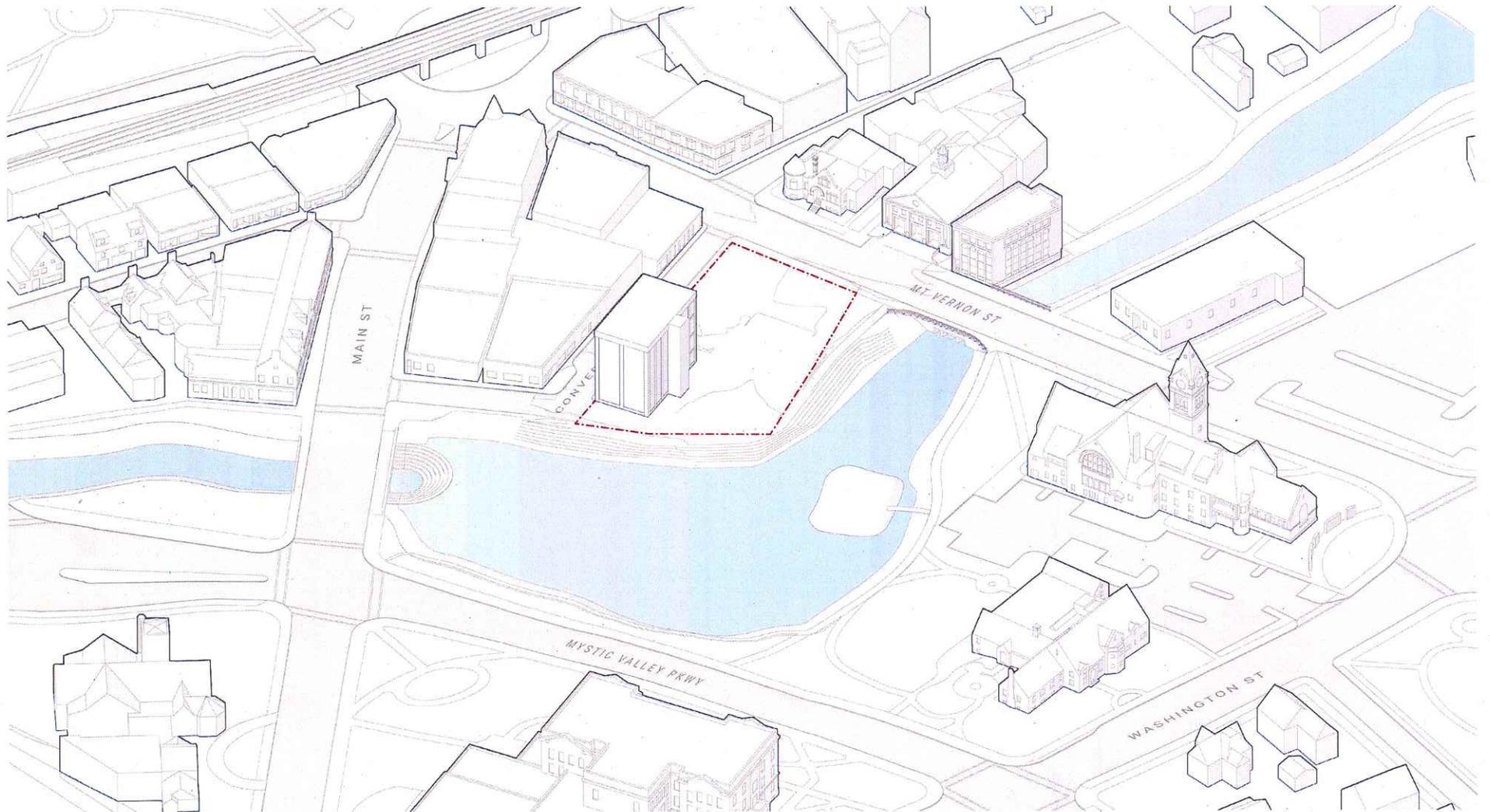
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H&A ARCHITECTS, LLC. ALL RIGHTS RESERVED.



SITE AERIAL



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS LLC ALL RIGHTS RESERVED



PREFERRED CONCEPT
FROM 02/11/2020 PRE-APPLICATION MEETING



GSF: APPROX. 77,700 SF
FAR: 3.0
HEIGHT: 6 FLOORS
OPEN SPACE: APPROX. 12,100 SF (47%)

- Creates a shaped outdoor space oriented towards the southern end of the site
- Consolidated building footprint shortens the facade along Mill Pond while maximizing frontage at Mount Vernon Street
- Stepped edge along Converse Place broadens the street towards the pond

FIGURAL EDGE

CONVERSE PLACE

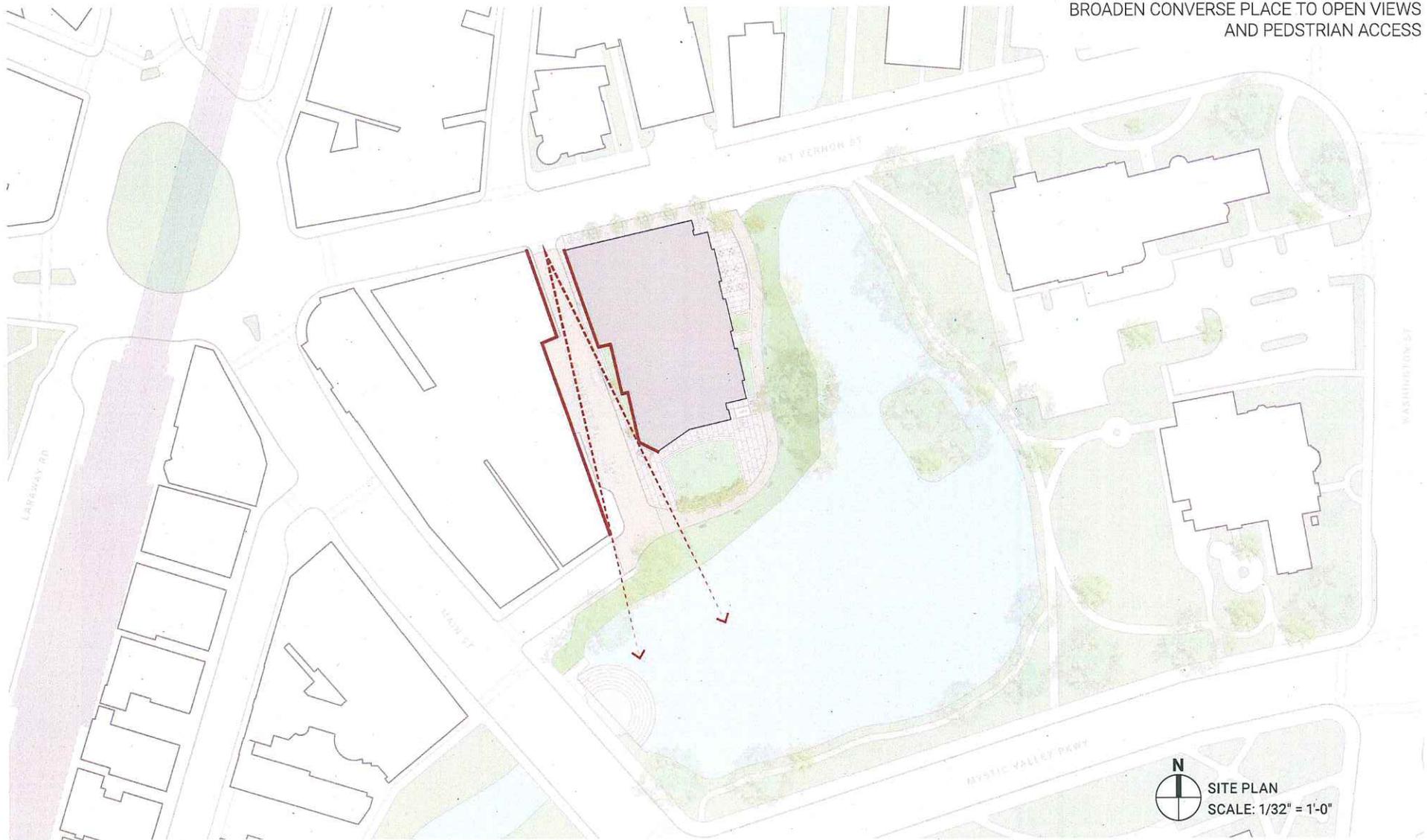
CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HACEN ARCHITECTS LLC ALL RIGHTS RESERVED



WEST EDGE

BROADEN CONVERSE PLACE TO OPEN VIEWS
AND PEDSTRIAN ACCESS



N
SITE PLAN
SCALE: 1/32" = 1'-0"

CONVERSE PLACE

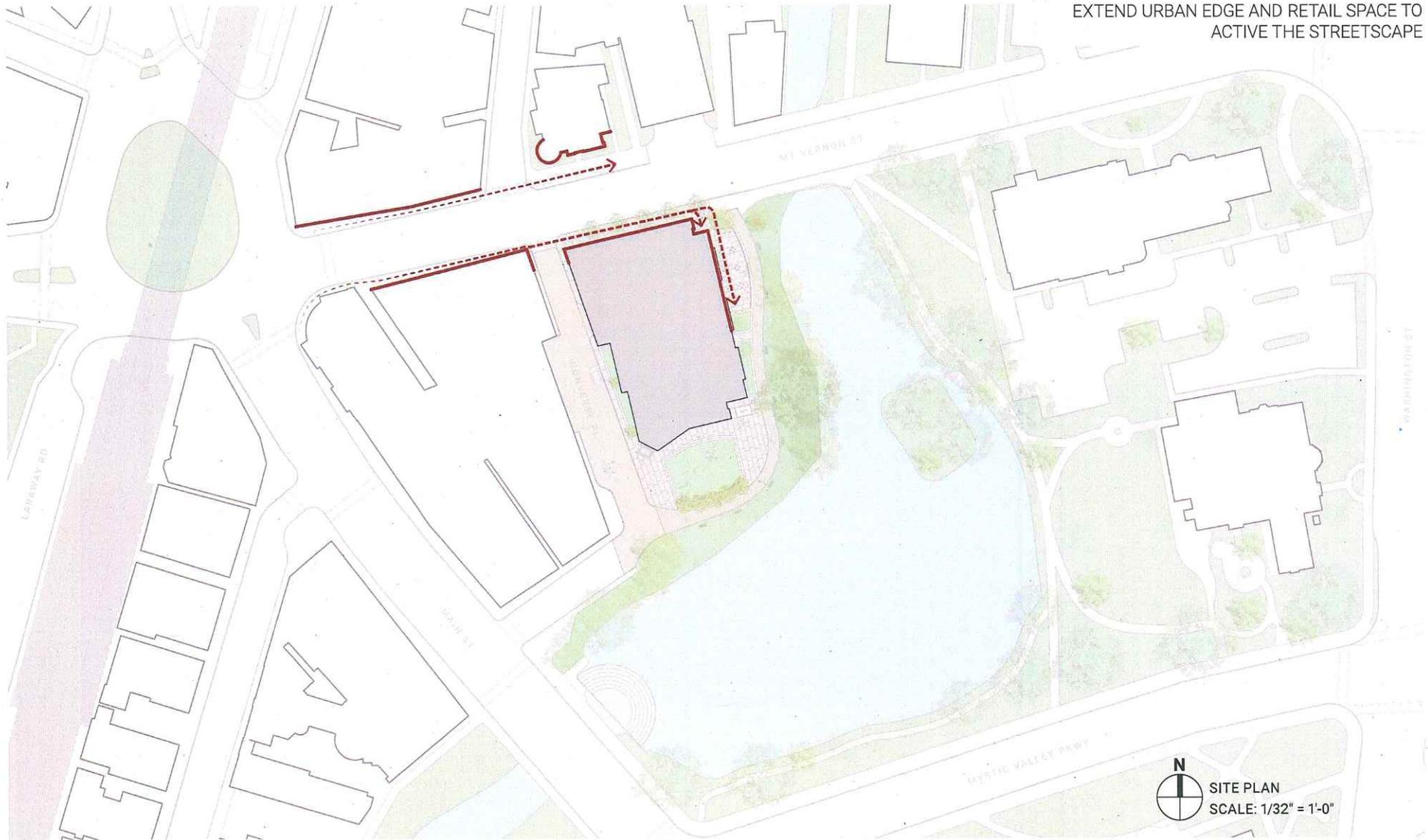
CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS LLC. ALL RIGHTS RESERVED



NORTH EDGE

EXTEND URBAN EDGE AND RETAIL SPACE TO
ACTIVE THE STREETSCAPE



N
SITE PLAN
SCALE: 1/32" = 1'-0"

CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS LLC ALL RIGHTS RESERVED



EAST EDGE

SOFTEN THE BUILDING EDGE ALONG MILL POND



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

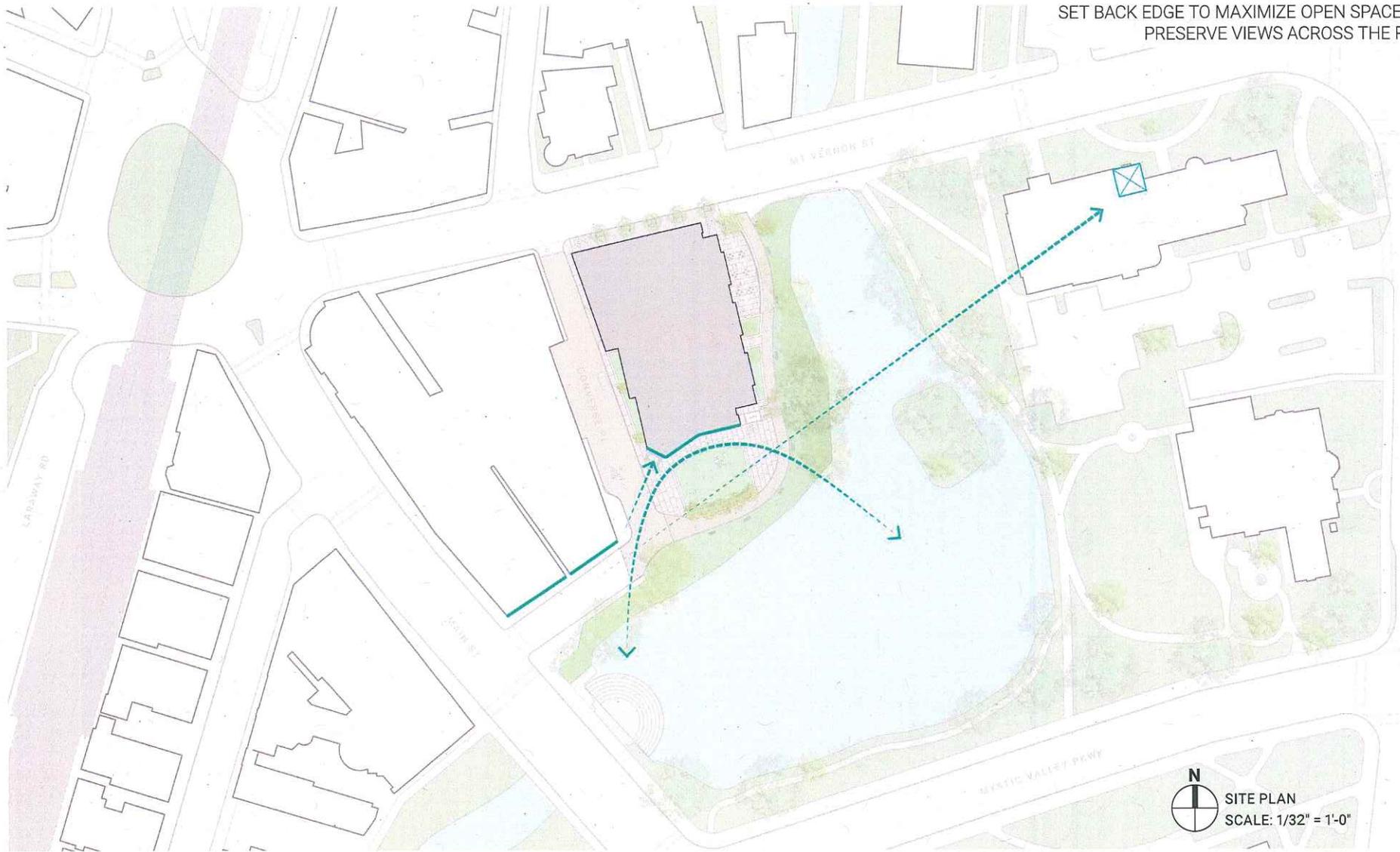
© 2020 HACHIN ARCHITECTS LLC ALL RIGHTS RESERVED

N
SITE PLAN
SCALE: 1/32" = 1'-0"



SOUTH EDGE

SET BACK EDGE TO MAXIMIZE OPEN SPACE AND PRESERVE VIEWS ACROSS THE POND

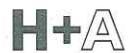


N
SITE PLAN
SCALE: 1/32" = 1'-0"

CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS LLC. ALL RIGHTS RESERVED



BUILDING ENTRIES

PROVIDE ACCESSIBLE ENTRY POINTS TO PUBLIC AMENITIES AND LANDSCAPE FEATURES



N
SITE PLAN
SCALE: 1/32" = 1'-0"

CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H&A ARCHITECTS LLC. ALL RIGHTS RESERVED



SHAPED PUBLIC SPACE

POSITION PUBLIC OUTDOOR SPACE ADJACENT TO MILL POND AND CONNECT TO THE EXISTING OPEN SPACE NETWORK



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

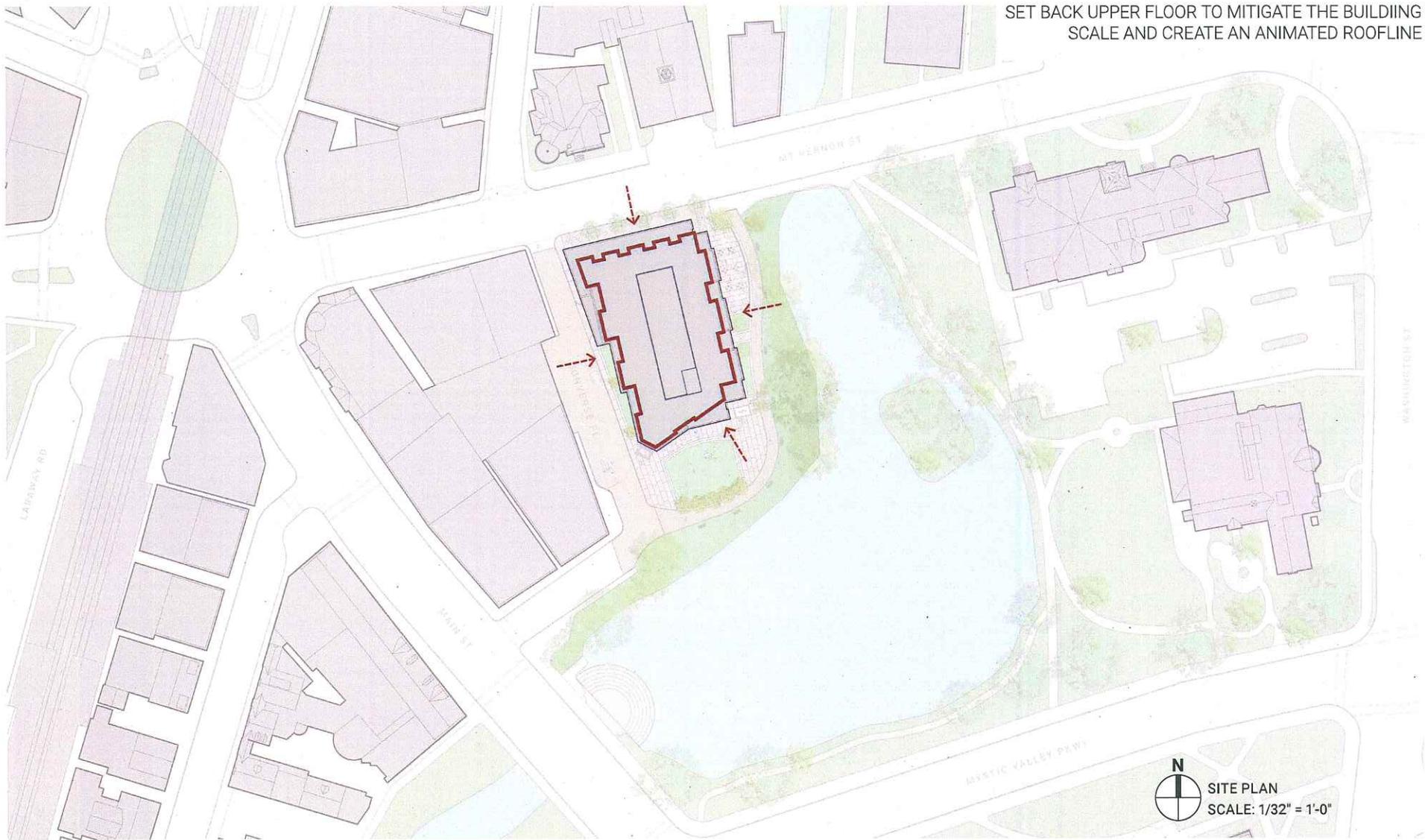
© 2020 HADIN ARCHITECTS LLC ALL RIGHTS RESERVED

N
SITE PLAN
SCALE: 1/32" = 1'-0"



FIGURAL ROOF EDGE SETBACK

SET BACK UPPER FLOOR TO MITIGATE THE BUILDING SCALE AND CREATE AN ANIMATED ROOFLINE



N
SITE PLAN
SCALE: 1/32" = 1'-0"

CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

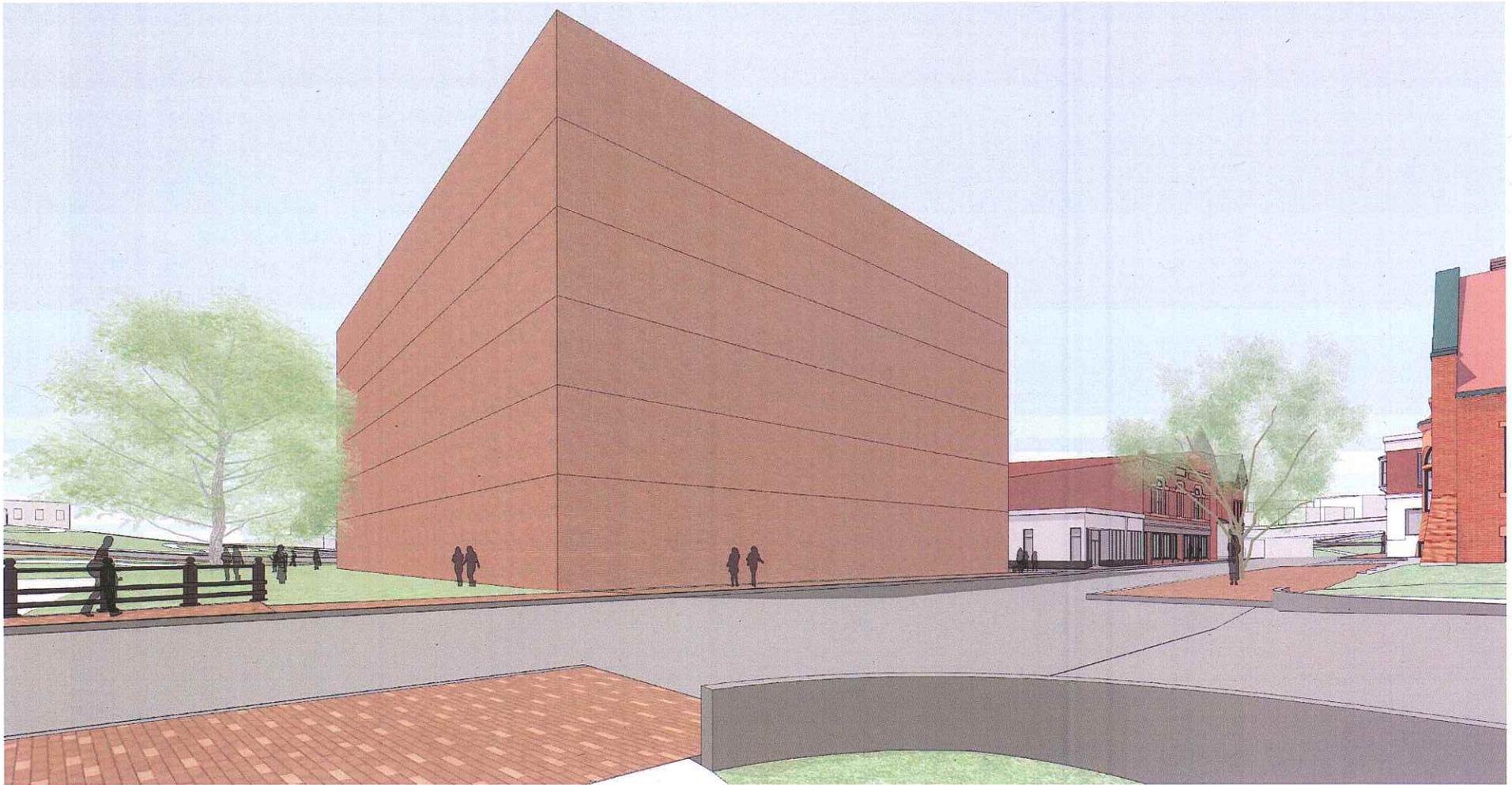
© 2020 H+M ARCHITECTS LLC. ALL RIGHTS RESERVED.



KEY DESIGN GUIDELINES

- **Height/Massing** - Mitigate the height and create a shaped and slender silhouette through upper floor setbacks, animated roof lines and employing material richness and variation.
- **Scale/Proportion of Elements** - Enhance the pedestrian experience by incorporating appropriately proportioned windows, building materials, dormers, projecting bays, entry points, signage, etc. with special consideration for the ground level.
- **Street-Walls and Setbacks** - Maintain existing and planned street edges and setbacks in order to promote at-grade open space amenities and active streetscapes.
- **Details/Facade Articulation** - Provide articulated detailing that reflects the historic Town Center materials and aesthetics through carefully crafted facades, fenestration, integrated balconies, entries, rooflines, and landscaping.
- **Transparency of Ground Floor Spaces** - Maximize indoor-outdoor connections by increasing visibility and transparency at active ground floor retail and public use spaces.

MASSING DEVELOPMENT - MT VERNON ST
FULL HEIGHT 6-STORY MASSING



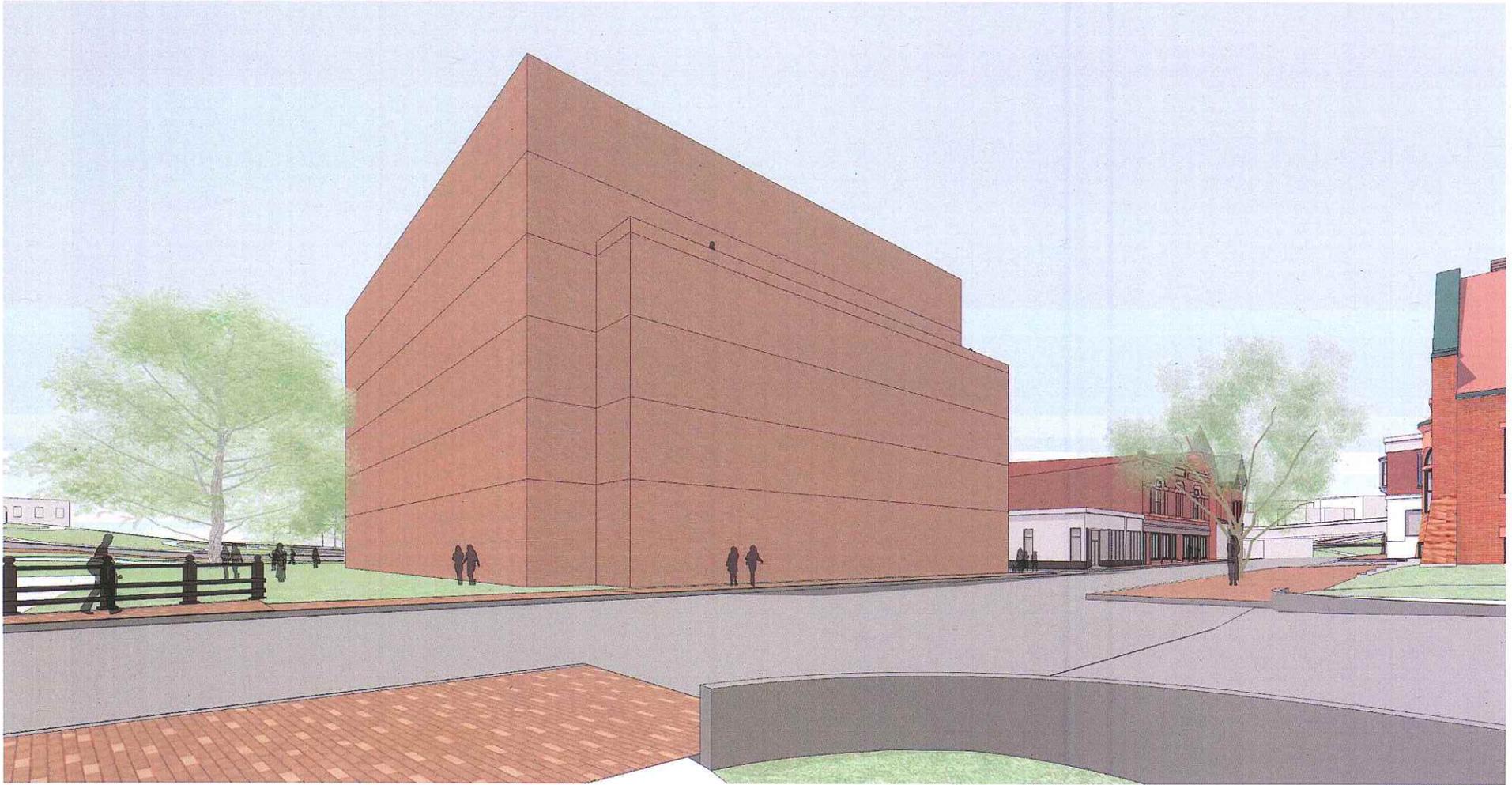
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HACIN ARCHITECTS LLC ALL RIGHTS RESERVED



MASSING DEVELOPMENT - MT VERNON ST
REDUCED SCALE ALONG MT VERNON ST



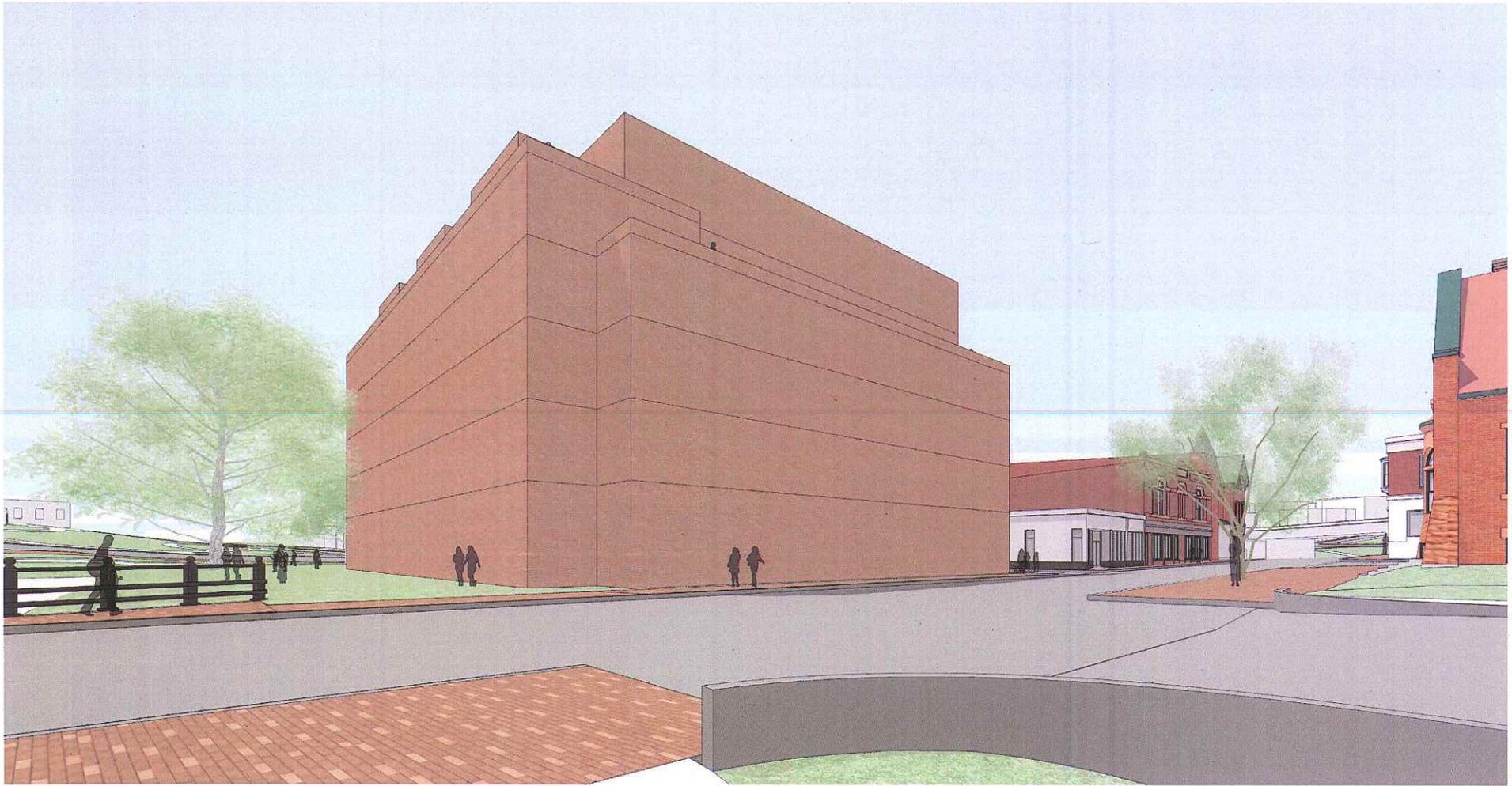
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAHN ARCHITECTS LLC ALL RIGHTS RESERVED



MASSING DEVELOPMENT - MT VERNON ST
UPPER FLOOR SETBACKS



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HACHN ARCHITECTS LLC ALL RIGHTS RESERVED



MASSING DEVELOPMENT - MT VERNON ST
SCALED ELEMENTS, ANIMATED ROOFLINES AND DETAILING



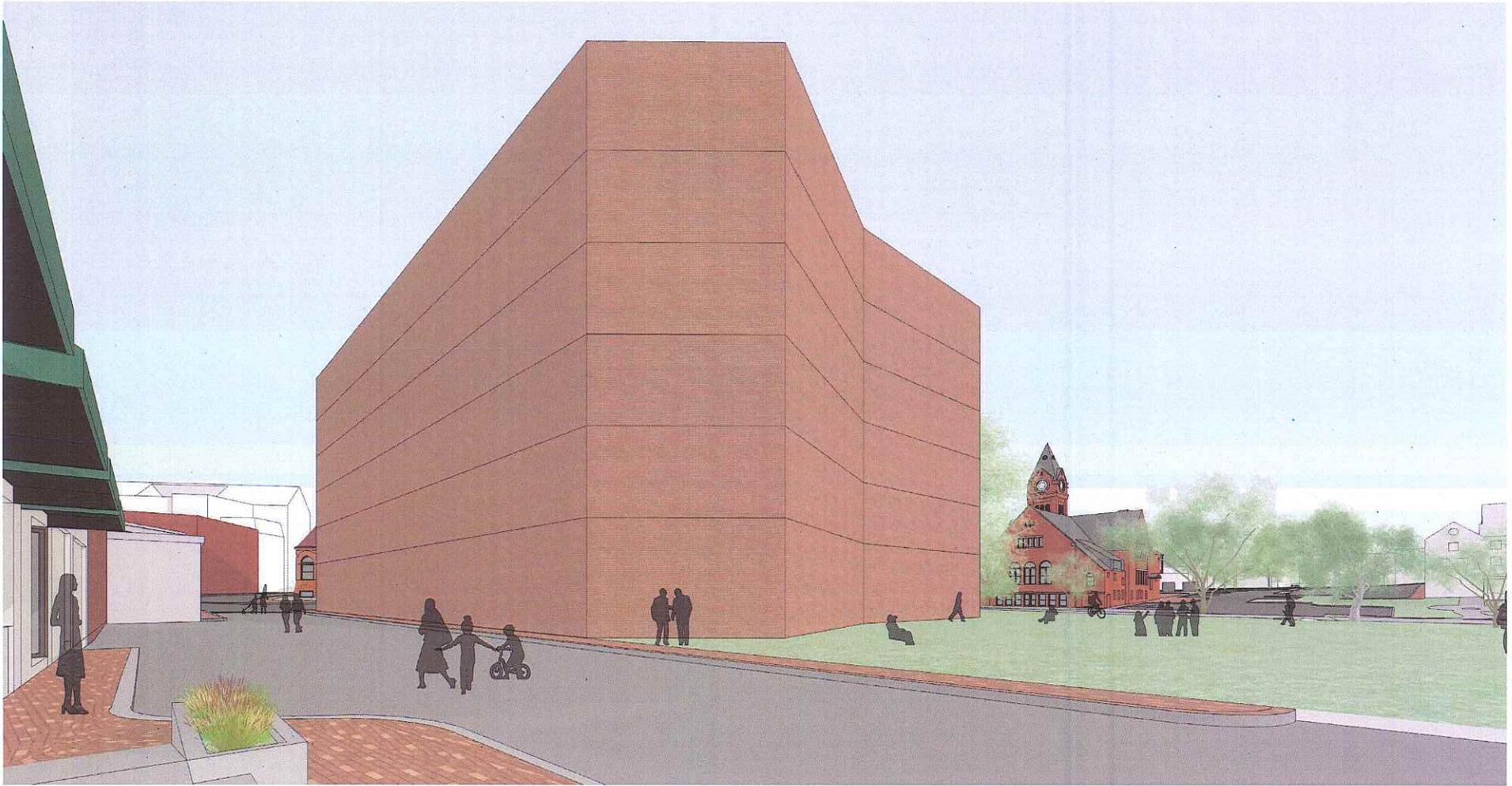
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2019 H+M ARCHITECTS LLC ALL RIGHTS RESERVED



MASSING DEVELOPMENT - CONVERSE PLACE
FULL HEIGHT 6-STORY MASSING



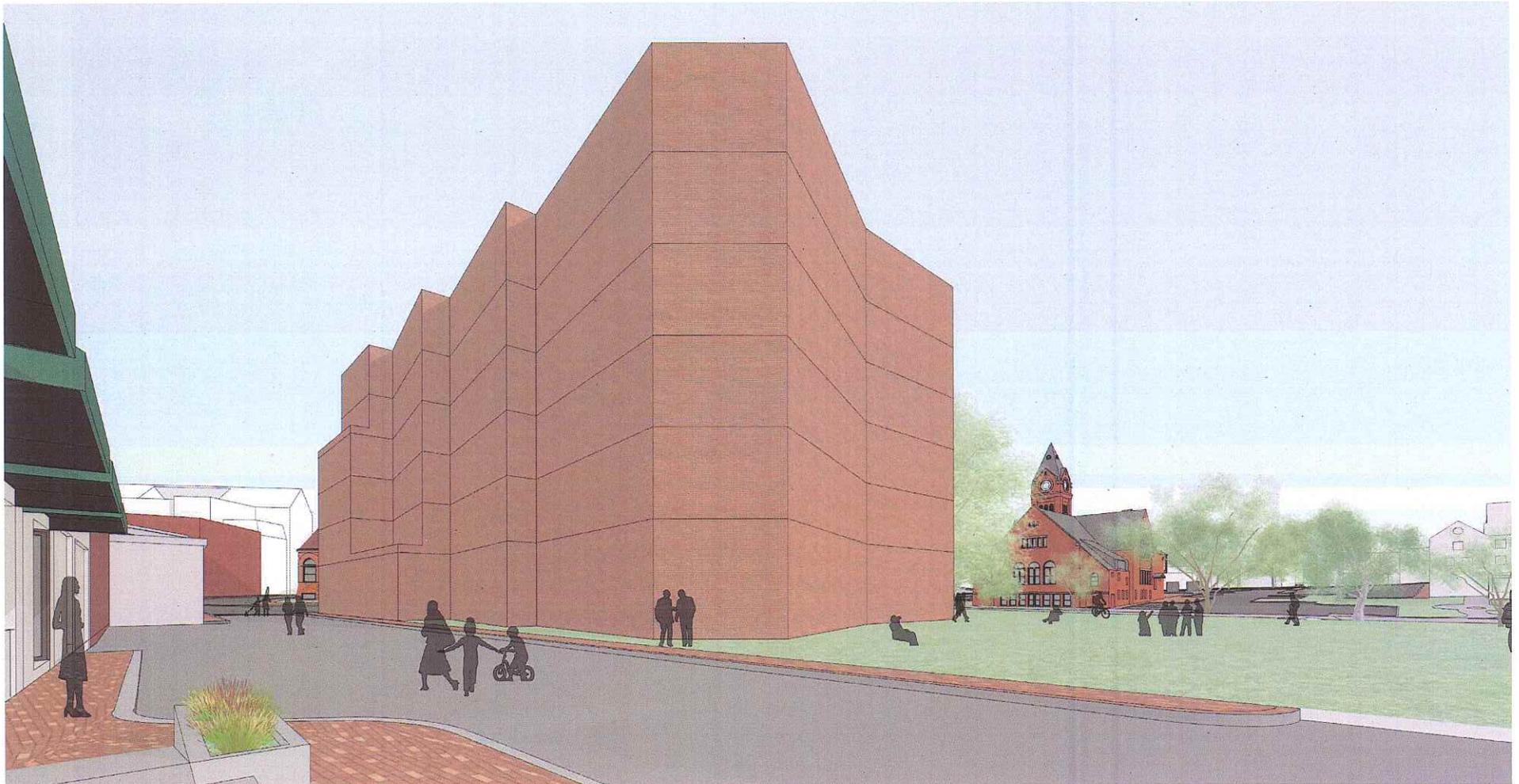
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H&A ARCHITECTS, LLC. ALL RIGHTS RESERVED.



MASSING DEVELOPMENT - CONVERSE PLACE
REDUCED SCALE ALONG MT VERNON ST



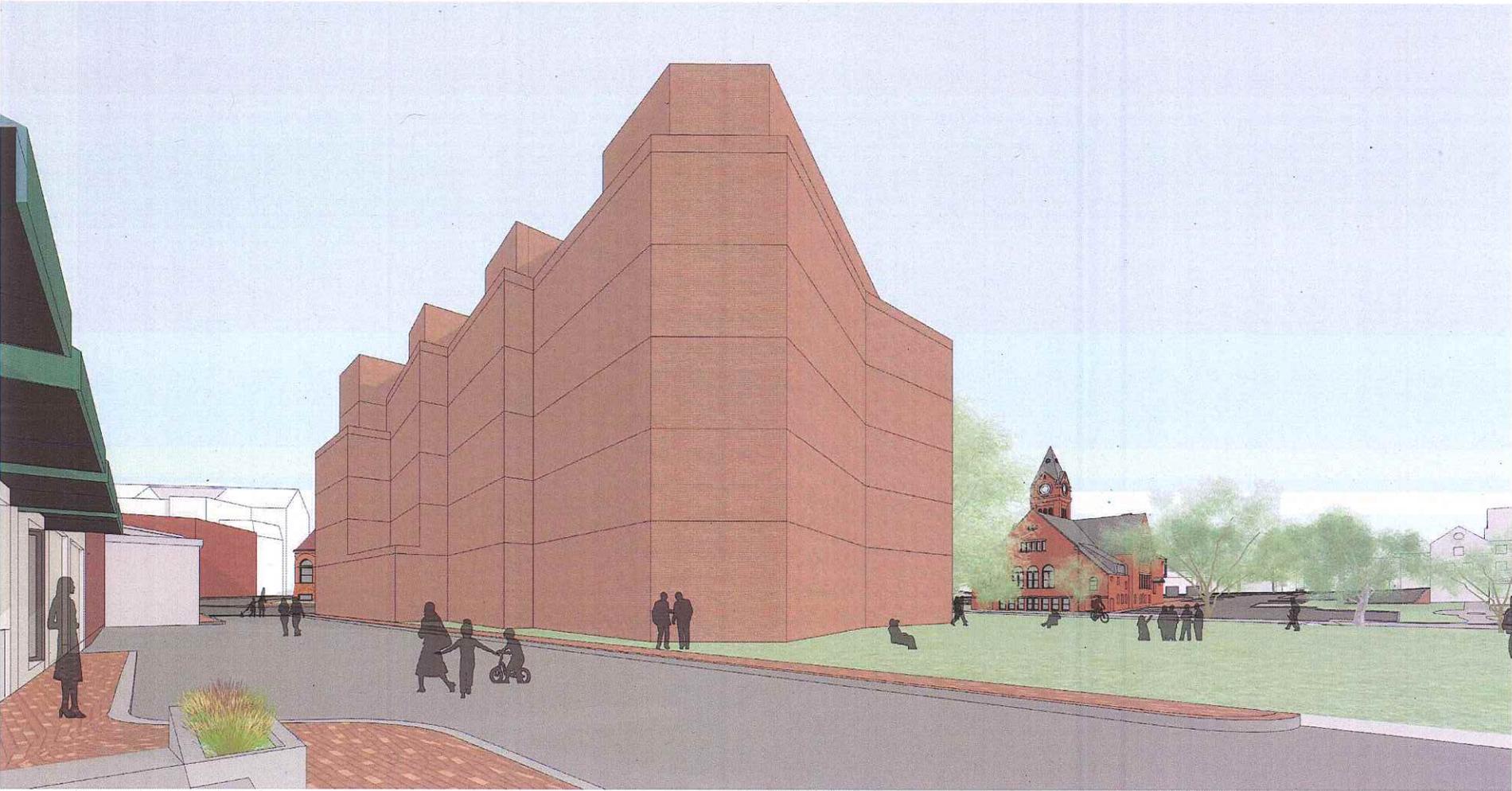
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HACHIN ARCHITECTS LLC ALL RIGHTS RESERVED



MASSING DEVELOPMENT - CONVERSE PLACE
UPPER FLOOR SETBACKS



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS LLC ALL RIGHTS RESERVED



MASSING DEVELOPMENT - CONVERSE PLACE
SCALED ELEMENTS, ANIMATED ROOFLINES AND DETAILING



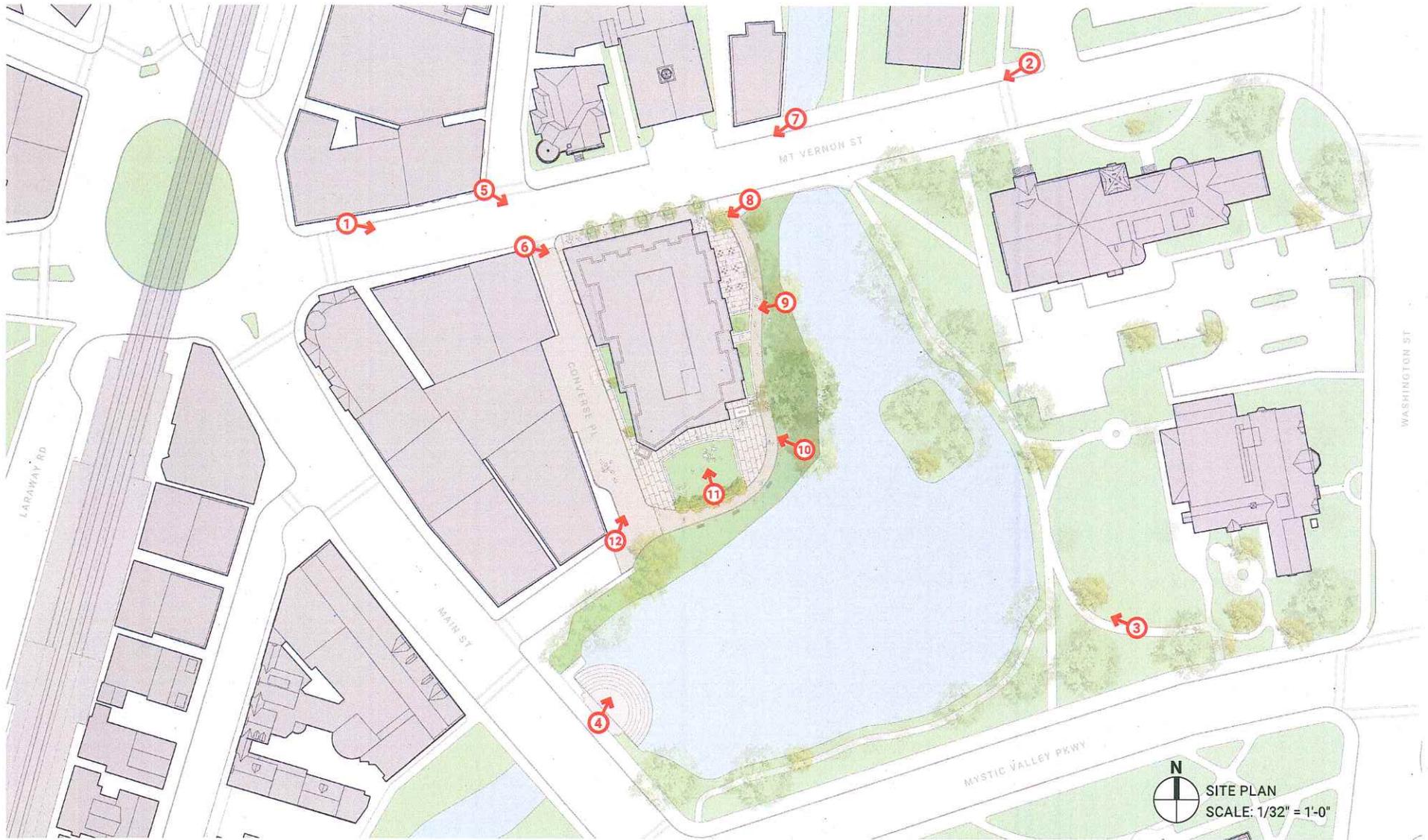
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HACIN ARCHITECTS, LLC ALL RIGHTS RESERVED



VIEW KEY



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H+M ARCHITECTS LLC. ALL RIGHTS RESERVED.

N
SITE PLAN
SCALE: 1/32" = 1'-0"



VIEW 1
MT VERNON LOOKING EAST



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H&A ARCHITECTS, LLC ALL RIGHTS RESERVED



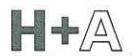
VIEW 2
MT VERNON LOOKING WEST



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HACH ARCHITECTS & LLC. ALL RIGHTS RESERVED



VIEW 3
VIEW FROM MAIN ST BRIDGE



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS LLC. ALL RIGHTS RESERVED.



VIEW 4
VIEW FROM LIBRARY



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HACIN ARCHITECTS, L.L.C. ALL RIGHTS RESERVED



VIEW 5
VIEW FROM MT VERNON ST



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS LLC ALL RIGHTS RESERVED



VIEW 6
CONVERSE PLACE LOOKING SOUTH



VIEW 7

VIEW FROM MT VERNON ST LOOKING WEST



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HCN ARCHITECTS, LLC ALL RIGHTS RESERVED



VIEW 8

VIEW FROM MT VERNON ST LOOKING WEST



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H+A ARCHITECTS LLC ALL RIGHTS RESERVED



VIEW 9

VIEW FROM MILL POND LOOKING WEST



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H+M ARCHITECTS, LLC. ALL RIGHTS RESERVED



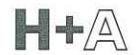
VIEW 10
VIEW FROM MILL POND LOOKING NORTH



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H&A ARCHITECTS, LLC. ALL RIGHTS RESERVED.



VIEW 11
VIEW FROM MILL POND LOOKING NORTH



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H+M ARCHITECTS, LLC. ALL RIGHTS RESERVED.



VIEW 12
VIEW FROM CONVERSE PLACE LOOKING NORTH



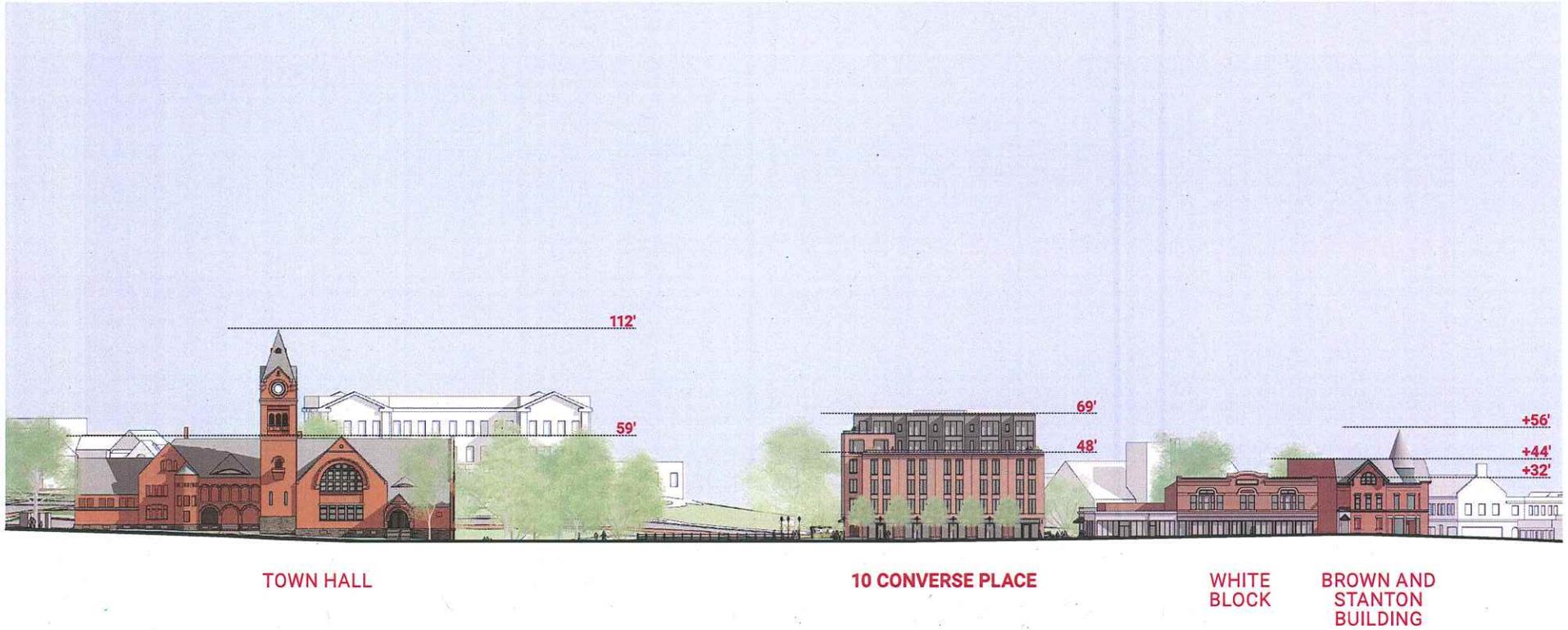
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H+M ARCHITECTS LLC ALL RIGHTS RESERVED



URBAN DESIGN
SITE SECTION THROUGH MT VERNON ST

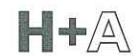


NOTE: THESE HEIGHTS ARE ABOVE GRADE ELEVATIONS AND HAVE BEEN COMPILED FROM FIELD DATA COLLECTION OF BUILDING HEIGHTS USING NIKON FORESTRY PRO II LASER RANGEFINDER/HYPSOMETER AND ELEVATION DATA FROM GOOGLE EARTH PRO

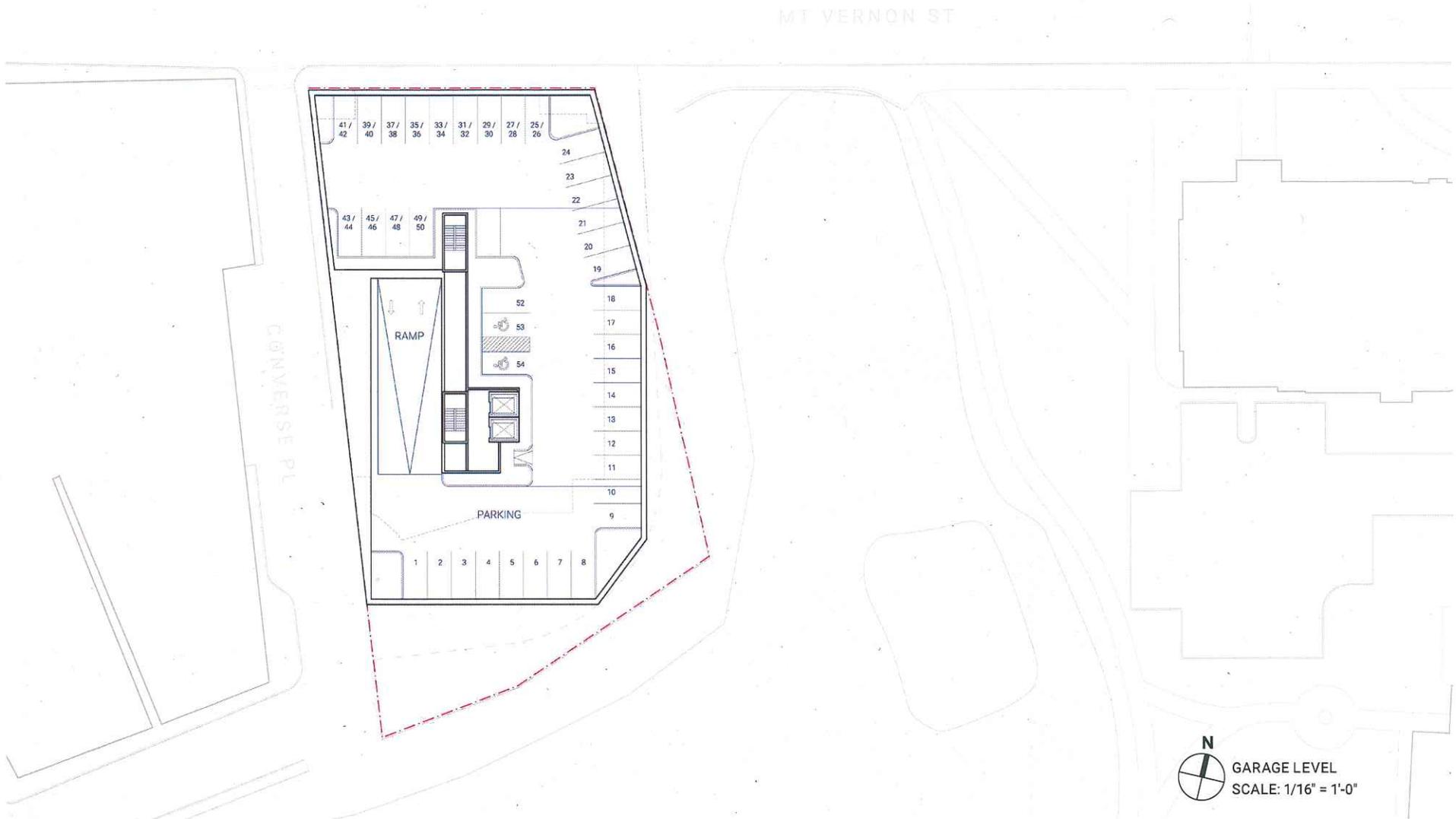
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS LLC ALL RIGHTS RESERVED



GARAGE FLOOR PLAN



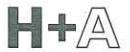
CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

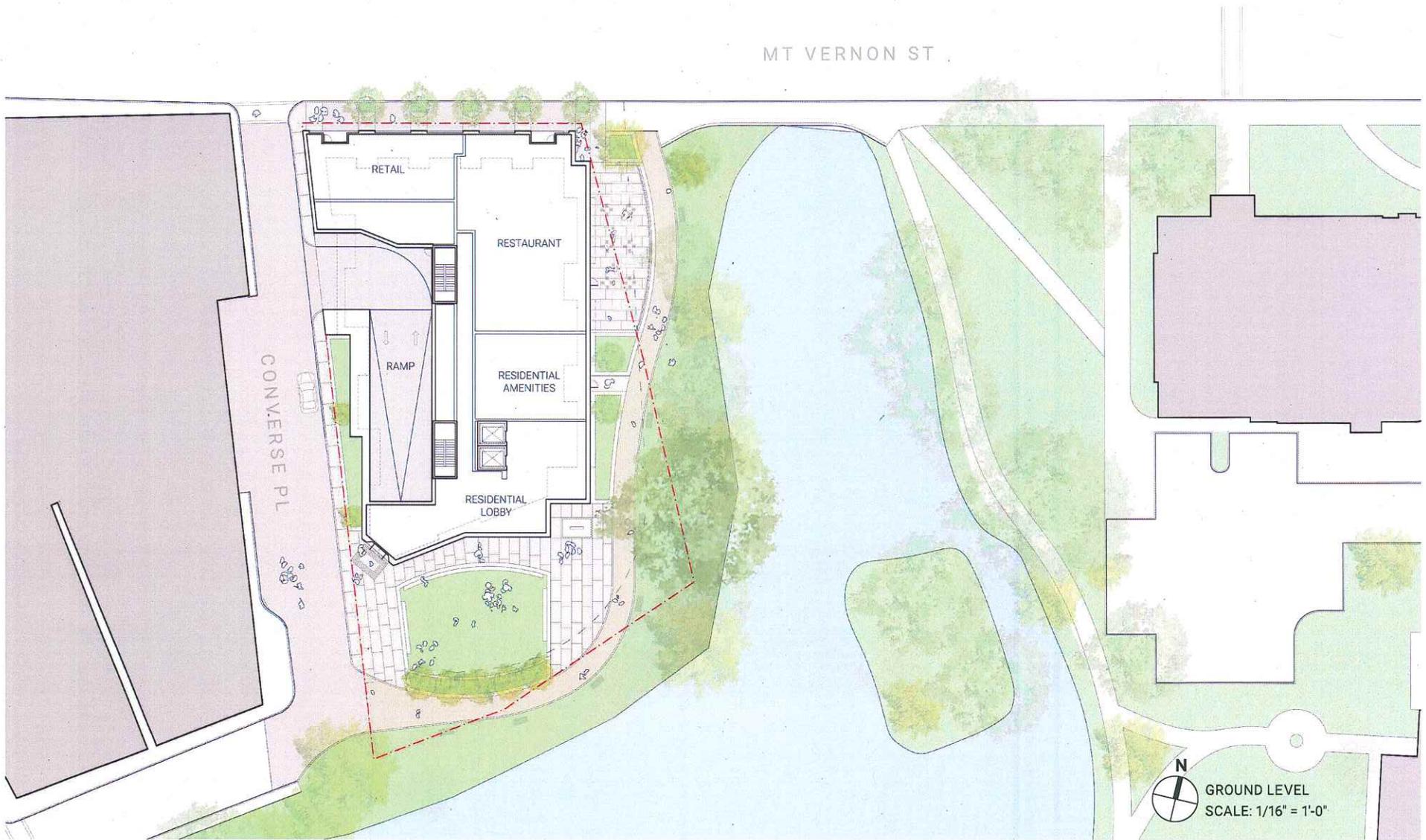
© 2020 H+M ARCHITECTS, LLC. ALL RIGHTS RESERVED.



GARAGE LEVEL
SCALE: 1/16" = 1'-0"



GROUND FLOOR PLAN



MT VERNON ST

CONVERSE PL

RETAIL

RESTAURANT

RAMP

RESIDENTIAL AMENITIES

RESIDENTIAL LOBBY

N
GROUND LEVEL
SCALE: 1/16" = 1'-0"

CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN AND ZWETENY ARCHITECTS, LLC. ALL RIGHTS RESERVED.



TYPICAL FLOOR PLAN

MT VERNON ST



N
TYPICAL LEVEL
SCALE: 1/16" = 1'-0"

CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS, LLC. ALL RIGHTS RESERVED



PENTHOUSE FLOOR PLAN



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HAZEN ARCHITECTS, LLC. ALL RIGHTS RESERVED.



ROOF LEVEL PLAN



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 H+GN ARCHITECTS, LLC. ALL RIGHTS RESERVED



ROOF LEVEL
SCALE: 1/16" = 1'-0"



THANK YOU



CONVERSE PLACE

CONVERSE PLACE | WINCHESTER PLANNING BOARD | PRE-APPLICATION MEETING | 2020.03.17 - DRAFT

© 2020 HACHN ARCHITECTS, LLC ALL RIGHTS RESERVED

