

TOWN OF WINCHESTER
Planning Board
Tuesday, January 12, 2016, 7:30 pm—Board of Selectman Meeting Room

Planning Board Members: Elizabeth Cregger, Chairman, Maureen Meister, Clerk, Jacqueline Welch and Charles Tseckares

Staff: Brian Szekely, Town Planner and Matthew Haringa, Assistant Town Engineer

Ms. Cregger opened the meeting at 7:33 pm.

Subdivision off Highland Avenue

The petitioner did not receive proof of access to North Border Road from DCR. Therefore, based on the Planning Board vote of December 8, 2015, the project is automatically denied because it was not received by January 6, 2016. Mr. Szekely will write up the decision. The applicant can appeal the decision.

The owner would need to submit a new application. Mr. Szekely told the applicant to not even apply without the proof of access.

Shore Road Beautification

The town is waiting for the \$10,000 grant funds from the Arthur Griffin Foundation to start the beautification of Shore Road. The funds should be received this month.

CBD Design Guidelines

Dennis Carlone could not attend tonight's meeting to review the CBD design guidelines. He will send the full package on January 15, 2016. He will come to the Planning Board meeting on January 19, 2016, to finalize the guidelines.

MBTA

There will be an MBTA meeting on January 22, 2016, at 8:30 am. to present the final 15% design.

Heritage District Commission

The Heritage District Commission has almost completed the rules and regulations and the design guidelines.

CBD Petition #3757-Communication Facility on Roof of 10 Converse Place

David Ford of Empire Telecom, representing AT&T, addressed the Planning Board. He explained the existing conditions and the proposed changes to the communication facility on the roof of 10 Converse Place. There was discussion on the design and the height. There was discussion on the telecommunication bylaw. It was noted that the petition represents a by right modification under federal law and that FCC section 6409 states that minor alterations must be approved.

Motion: Mr. Tseckares moved that the Planning Board approve the petition. Ms. Welch provided a second and all voted (3-1-1) (Ms. Meister was opposed and Mr. Bottaro was absent).

It was noted that the telecommunications bylaw may need to be reviewed and amended so the town has more control over the design and height of the communication facilities. The Planning Board may need input from outside counsel who works in this field. There may be a need for a subcommittee to determine other options regarding the aesthetic impact to have this information for future projects.

Potential Warrant Articles for Spring 2016 Town Meeting

Mr. Szekely gave a PowerPoint presentation on the potential warrant articles for Spring 2016 Town Meeting. The warrant articles include:

1. Slope Protection
2. Open Space
3. Site Plan Review Triggers
4. Outdoor Dining

Mr. Szekely explained each article and why the Planning Board is addressing the issues. There was discussion on each article.

40B Development-Cambridge Street

There will be a meeting on the proposed 40B development on Cambridge Street on January 20, 2016. A package was sent out today on the project. The ZBA needs comments from the Planning Board by January 20, 2016. The Planning Board members need to review the package and forward their comments to Mr. Szekely. Mr. Szekely and Ms. Cregger will put together a draft of the comments which will be discussed at the January 19, 2016, Planning Board meeting.

Approval of Meeting Minutes

The Planning Board reviewed the minutes of the following meetings:

September 29, 2015

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Ms. Welch provided a second and all voted in favor (3-0-2) (Mr. Bottaro and Mr. Tseckares were absent).

October 13, 2015

Motion: Ms. Meister moved that the Planning Board approve the minutes. Ms. Welch provided a second and all voted in favor (3-0-2) (Mr. Bottaro and Mr. Tseckares were absent).

October 27, 2015

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Ms. Welch provided a second and all voted in favor (3-0-2) (Mr. Bottaro and Mr. Tseckares were absent).

Motion: Ms. Welch moved to adjourn the meeting at 9:23 pm. Ms. Meister provided a second and all voted in favor (3-0-2) (Mr. Bottaro and Mr. Tseckares were absent).


Maureen Meister, Planning Board
Clerk

Recording Secretary: Liz Campbell

