



TOWN OF WINCHESTER

OFFICE OF THE PLANNING DEPARTMENT

BRIAN SZEKELY
TOWN PLANNER

71 Mount Vernon Street
Winchester, MA 01890

April 7, 2020 Minutes

Meeting open at 7:35 PM via remote participation

Planning Board members present: H Von Mering, M Meister, D Jerius. (H Hannon and E Cregger not present). Town Planner, Brian Szekely, Engineer Beth Rudolph, Consultant Dennis Carlone, and Town Counsel Art Krieger also present.

Members of the public remotely participating:

-Residents: Diom, Heidi DiLeo, John Stevens,, Joyce Westner, Juli Riemenschneider, Larry Murray, Sally Dale, Elizabeth Mahoney, Hank Zhou, Jamie Devol, Larry Beals, Chris Keeler, Craig Miller, Paul Soughtley, Mark Johnson, Mike DeMartino, Tobey Nemser

36 Dunster Lane

Applicant of 36 Dunster Lane Subdivision explained that the existing road is in poor condition. He plans to improve the road in order to get the necessary frontage for a new house lot on Locke St (corner of 36 Dunster). The applicants plan to get letters from the Arlington Engineer, and work with the town and the neighbors on all aspects of the project. Letters from Heidi DiLeo, Steven DiStenfanso and Lynn Scotti were shared with Board, and were all in favor of the project. The Planning Board would like to see street trees that are approved by the Design Review Committee and ones that absorb water well. The Board would also like to see the road at 18' wide, rather than the required 20' fire lane. Applicants agree to remove boulders near Ms. Westner's home directly across from the new lot on Locke Street.

MOTION: To continue the hearing to 4/14 at 7:45PM. 1st M Meister, 2nd D Jerius. VOTE 3-0-2, Cregger and Hannon absent.

10 Converse Place

Dennis Carlone, the town's design consultant showed a preference for a taller structure to increase the public amenity at the rear of the site near the pond. More work is needed and the top of the building will require extensive study. The Planning Board wanted to see both a 5 and a 6 story scheme to determine what would be best. Elevations along the entirety of Mt.

Vernon are necessary for the Board to evaluate the project. Chimneys, rather than “lanterns” should be pursued on the top floor. Generally, all members of the Board that were present preferred a 5-story building even though less open space would be provided.

654 Main St

Dennis Carlone explained the difference between the 3 major sides of the building, with a taller section on Main St, and shorter sections along Vine and Elmwood. Elmwood should have a residential feel and should not have one long building of the same massing.

Town Meeting Articles

Agenda item postponed until the next meeting on 4/14/20.

Abby Road

The new estimate for the remainder of work is \$108,000. The tri-partite agreement and the timing of it is holding up the sale of the lots at the moment. Art Krieger, Town Counsel, suggested that 3 of the 5 lots could be released now to fund the escrow account, then the final 2 lots could be released at a later date when more work will be done and therefore less money needs to be in escrow.

MOTION: Move to: rescind the vote taken on 3/24/20 related to the release of lots, and partially Grant Five Points’ request to release 3 of the 5 lots shown on the Abby Road Definitive Subdivision Plan, contingent on the full execution of a Tripartite Agreement in the amount of \$108,000 and on the satisfaction of all the terms and conditions stated in that Agreement; further, to delegate to Heather von Mering and Diab Jerius the authority to approve and sign the Tripartite Agreement on behalf of the Board. MOTION-Meister, 2nd Jerius. 3-0-2, cregger hannon absent

MOTION: Moved to adjourn, 1st M Meister, 2nd D Jerius, 3-0-2 (Cregger and Hannon absent) at 10:16PM