



# *Town of Winchester*

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Board of Selectmen Meeting  
Monday, August 8, 2016

## BUSINESS

Docket Item G -6: Funding for Eversource Intervening Litigation – VOTE to authorize funds

### Supporting Documents:

G -6: Previous votes authorizing expenditures.

Action Required: VOTE to authorize additional funds

Wednesday, February 10, 2016

Board of Selectmen Meeting

[Rescheduled from Monday, February 8, 2016]

source would be the Winchester Hospital Gift Account. The scope of services would include a review of all sources to minimize the impact of the project and then seek reimbursement of costs from Eversource.



\*Motion:

That the Board of Selectmen authorized the Town Manager to hire a consultant in an amount not to exceed \$10,000 to assist with a review of the electromagnetic field effects in the two Eversource projects, the 345kV transmission line (Woburn to Wakefield) and the 115kV transmission line (Mystic to Woburn). The funding source for this contract is the Hospital Gift Account which is to be reimbursed by Eversource, if possible.

Johnson - Bettencourt

All in favor.

VOTED.

### Discussion: 416 Cambridge Street 40B Development Proposal

Chairman Grenzeback informed the audience that the ZBA chairman has agreed to keep the public comment period open. Town Manager referenced the draft letter contained in the packet for the Board's review and explained that the shaded fields are the attempt to capture the last discussion by the Board. He acknowledged that it is the ZBA's responsibility to obtain the information and verify the financials of the project at the level of density that has been submitted.

Chairman Grenzeback indicated that it is the Board's opinion that the project is sizeable and there are issues related to density, pedestrian amenities and circulation, the bus shelter, municipal sewer capacity, I & I fee, drainage and stormwater controls, the municipal water system, dimensional controls, the Fire Department, neighborhood screening and noise control, environmental impacts, blasting, project design, and local preference. The letter recommends that while the developer cannot be expected to repair existing problems, he should address anything that is exacerbated by this construction, or reduce the number of units.

Selectman Bettencourt pointed out that there are two conflicting reports on sanitary sewer overflows. Town Manager explained that the report filed by the peer firm was repudiated by the Town's consulting engineers, i.e., the calculations could not be substantiated. As a result, the TetraTech report has been withdrawn. Vice Chairman Johnson informed his colleagues that the Ledges has indicated that they are talking with another consulting firm. The Vice Chairman again suggested that once the life estate is fulfilled, the house be demolished and open space be the result. He further suggested that the light stanchions should be in keeping with those used as a part of the MassDOT Cambridge Street intersections project.

Selectman Powers informed his colleagues that counsel for the Ledges is hiring a third expert on stormwater. He also pointed out that the balloons used to show the mass of the project were very inadequate. Selectman Whitehead noted that the balloons were located at the back side of the property and were at 62 feet. Chairman Grenzeback noted that it was difficult to envision the massing and found that the balloons were not helpful. He suggested that the Board not include a number of units because the Board is not negotiating with the developer.

Selectman Powers indicated that by including a number, like seventy units, it would say that number is acceptable. He suggested that by not including an acceptable number, the Board is saying that ninety-five units is not an acceptable number. He noted that the group supporting ninety-five units on the site was the Housing Partnership Board and other housing entities.

Town Manager pointed out that also proposed is a reduction in the building height by at least one story. Chairman Grenzeback noted that while the Town would benefit from additional rental units and an increase in affordable housing, the impact of this number of units is substantial. Joseph O'Connor, 7 Wainwright Road informed the Board that the Ledges has hired another engineer. Referencing the letter being sent to the ZBA, Mr. O'Connor suggested that the HAWK light parts and

**Monday, January 25, 2016**  
**Board of Selectmen Meeting**

- Tunnel that connects the Aberjona & Waterfield Lots is to be preserved;
- Vehicular tunnel to connect the two lots will be designed but not constructed initially;

15% Design – Northern End

- Platform will extend over the southern half of Quill Rotary;
- Outbound ramps will be at Shore Road side of platform;
- Pedestrian walkway will extend over Quill Rotary;
- Pedestrian protection for the walkway will be required.

Next Steps:

- MBTA will present 15% design at February 22<sup>nd</sup> Board of Selectmen Meeting;
- Working Group to develop a list of key design-related items that need to be addressed in the 30% design phase; this meeting is scheduled for Friday, February 5<sup>th</sup>;
- 100% design completed by Fall 2016 (?);
- Construction start Spring / Summer 2017 pending funding allocation.

As far as responsibility for maintenance and snow and ice removal, Town Manager explained that it is yet to be determined however elevator maintenance could be a part of the “T” capital program. Vice Chairman Johnson indicated that he would like to see the Town get away from dealing with the train station because the Town is not well-equipped for this. He suggest that “T” maintenance be a requirement because the Town is giving up parking, etc.

As far as provisions for a tunnel are concerned, Town Engineer explained that it has to be determined where a tunnel could fit within the structural confines. The design will be done around this so as to not preclude the tunnel installation. The “T” would not be constructing the tunnel. Vice Chairman Johnson questioned whether the Town would be in a position to work with the “T” to absorb some of the cost.

Town Manager indicated that as the Board considers the RFP for the Waterfield Lot, this could be required of the developer, or could be a part of the RFP for the lot under MassWorks. The construction of the tunnel could be rolled into the construction of the station and redevelopment of the Waterfield parcel. The Vice Chairman noted that the optimum time to build would be during construction and there would be a cost savings for the “T” as a part of the upgrade.

Town Engineer explained that a consultant was brought in to look at the structural integrity as this is both old and preliminary. Chairman Grenzeback, in his summary, explained that the streetscape and redevelopment of the train station would be considered, along with what improvements should be made and what works for the business community and the commuters. He explained that this would dress-up the street level of the Downtown. Selectman Whitehead pointed out that the program has money for this type of effort. Town Manager indicated that the need for the tunnel has to be determined. The Chairman noted that the “T” is anxious to get the go-ahead for this project.

**Suspension of Board of Selectmen Rules of Procedure:**

\*Motion:  That the Board of Selectmen suspend their Rules and Regulations in order to consider a matter not a part of the agenda, i.e., the Petition of the Town of Winchester for Leave to Intervene Out of Time as a Party in the Eversource transmission line proposals.

Johnson – Whitehead

All in favor.

VOTED.

\*Motion: That the Town of Winchester petition the Siting Board to intervene for Winchester and authorize the Town Manager to enter into a consulting

