



Town of Winchester

Town Manager's Office
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

Board of Selectmen Meeting
Monday, August 8, 2016

CONSENT AGENDA

Docket Item H - 1:

One Day Alcoholic Beverage Licenses:

1. Gail Freeman for Studio on the Common – Aug. 17, 2016
Studio on the Common;
2. Gail Freeman for Studio on the Common – Aug. 10, 2016
Studio on the Common

H - 2:

Approve / Correct Meeting Minutes:
Wednesday, July 27, 2016; Wednesday, July 6, 2016

Approval for the DPW to hire an attorney to file an
appeal with DPS for an elevator infraction

Supporting Documents:

H - 1:

One Day Alcoholic Beverage License applications (2);

H - 2:

Meeting Minutes for 7/27/16 and 7/6/16

Request from DPW to hire an attorney for the filing of appeal

Action Required:

VOTE to approve Consent Agenda



Town of Winchester

Application for Special (One Day) Alcoholic Beverage License

In accordance with MGL c.138, s.14, 23; CMR 7.04 and
Town of Winchester Procedural Requirements for Special (One Day) Alcoholic Beverage Licenses

Name of Applicant/ Organization:

Studio on the Common

Address:

22 Church St.

Telephone Number:

781-721-1023

Permit Applying For:

All Alcohol License (\$75.00)*

Beer and Wine Only License (\$75.00)*

Nature and purpose of the event:

Winter club fundraiser for
Winchester Hospital

Number of persons attending event:

~ 80

Description of premises and location of facility where liquor will be sold and/or distributed:

Studio space at 22 Church

Name(s) of responsible manager(s) who will be in charge of dispersing the liquor, date of birth(s) and Social Security Number(s):

Gail Freeman

Date(s) and times of event and/or specific times when alcoholic beverages will be on the premises:

Aug 17 10th

I have read the Procedural Requirements for Special (One Day) Alcoholic Beverage License (attached) and agree to all the terms and conditions:

Signature of Responsible Manager:

Gail M. Freeman

Print Name of Responsible Manager:

Gail M. Freeman

RECEIVED
2016 JUL 31 AM 11:20
TOWN OF WINCHESTER
TOWN MANAGER
BOARD OF SELECTMEN

NOTE: Application must be submitted a minimum of TWO WEEKS prior to the scheduled event to: Board of Selectmen; 71 Mt. Vernon Street; Winchester, MA 01890.

***A \$75.00 LATE FEE WILL BE CHARGED FOR ANY APPLICATION SUBMITTED LESS THAN TWO WEEKS BEFORE THE EVENT.**



Town of Winchester

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In accordance with MGL c.138, s.14, 23; CMR 7.04 and
Town of Winchester Procedural Requirements for Special (One Day) Alcoholic Beverage Licenses

Name of Applicant/ Organization:

Studio on the Common

Address:

22 Church St.

Telephone Number:

781-721-1023

Permit Applying For:

All Alcohol License (\$75.00)*

Beer and Wine Only License (\$75.00)*

Nature and purpose of the event:

Winter club fundraiser for
Winchester Hospital

Number of persons attending event:

280

Description of premises and location of facility where liquor will be sold and/or distributed:

Studio space at 22 Church

Name(s) of responsible manager(s) who will be in charge of dispersing the liquor, date of birth(s) and Social Security Number(s):

Gail Freeman

Date(s) and times of event and/or specific times when alcoholic beverages will be on the premises:

Aug 10 10:00am

I have read the Procedural Requirements for Special (One Day) Alcoholic Beverage License (attached) and agree to all the terms and conditions:

Signature of Responsible Manager:

Gail M. Freeman

Print Name of Responsible Manager:

Gail M. Freeman

RECEIVED
2016 JUL 32 AM 11:20
TOWN OF WINCHESTER
TOWN MANAGER
BOARD OF SELECTMEN

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Cafarella, Jennifer

From: Peter MacDonnell <pmacdonnell@winchesterpd.org>
Sent: Monday, August 01, 2016 2:58 PM
To: Cafarella, Jennifer
Cc: Barbara Bosco
Subject: RE: 1 day licenses

Hi Jen,
The police dept has no objections.

Peter MacDonnell
Chief of Police
Winchester Police Department
30 Mount Vernon Street
Winchester, MA 01890
Main: (781)729-1212
Office: (781)729-5429

-----Original Message-----

From: Cafarella, Jennifer [mailto:jcafarella@winchester.us]
Sent: Monday, August 01, 2016 1:47 PM
To: Peter MacDonnell
Cc: Barbara Bosco
Subject: 1 day licenses

Chief,

Can I please have your comments on the attached 1 day liquor licenses?

Studio on the Common
August 10 and 17
6pm to 9pm

Thanks -
Jenn



Town of Winchester

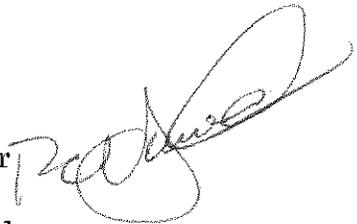
Richard C. Howard,
Town Manager

Board of Selectmen
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
Fax: 781-756-0505
townmanager@winchester.us

MEMORANDUM

August 4, 2016

TO: Board of Selectmen

FROM: Richard C. Howard, Town Manager 

SUBJECT: Approval to engage Special Counsel

As a part of the Consent Agenda for Monday, August 8th, staff is requesting the Board's approval to engage Attorney Geoffrey P. Curtis of Woburn in the Town's appeal to the Department of Public Safety concerning the certification expiration of the Lincoln Elementary School lift

Attached for your review is Attorney Curtis' scope of services and pro forma invoice.

RCH:pcm

attachments

The Law Office of
JEFFREY P. CURTIS

Three Baldwin Green Common, Suite 206
Woburn, Massachusetts 01801

(781) 933-6797
(781) 756-1411 fax
jeff@jpcurtislaw.com

July 19, 2016

Mr. Peter Lawson
Town of Winchester

RE: The Town of Winchester
Representation Regarding DPS Civil Fine, 344-W-108

Dear Mr. Lawson,

You have asked that The Law Office of Jeffrey P. Curtis, Esq. ("Attorney") perform certain legal services as outlined below with regard to the representation of THE TOWN OF WINCHESTER ("TOWN" and "you"). The purpose of this letter is to confirm the engagement and to describe how we will be handling matters.

SCOPE OF ENGAGEMENT

You have engaged Attorney to represent the TOWN regarding a fine assessed by the Department of Public Safety regarding violations of M.G.L. 143 c.65 in the amount of \$20,000.

CONFLICTS OF INTEREST

Based upon the information provided we are not aware of any conflicts of interest that would prevent Attorney from representing you. No conflicts appear of record. If hereafter we become aware of an actual or potential conflict of interest, we will discuss this with you and will determine whether this will prevent Attorney from continuing the representation of you.

FEES

Before our representation begins, we will require a \$2,500 flat fee for representation to represent you through and up to the completion of a written administrative appeal. Should you want to pursue this matter beyond the first level of a written administrative appeal before DPS, we may enter into a subsequent engagement for legal services on such terms as to be agreed to by the parties to this agreement.

Mr. Peter Lawson
Town of Winchester
July 19, 2016
Page 2 of 2

DISBURSEMENTS

We will bill you for out-of-pocket disbursements for photocopying, travel, long distance telephone calls, messenger fees, computerized legal research, filing fees, court fees, expert fees, and other costs incurred on behalf of you. If we believe these disbursements will be substantial, we may ask you to pay them directly or in advance. These disbursements are billed at our cost; we do not add on any overhead or other charge.

TERMINATION OF ENGAGEMENT

You have the right to terminate our engagement at any time; however, this action will not relieve you of responsibility for the flat legal fee or disbursements which have already accrued. We will have the same right to terminate the engagement and may discontinue providing legal services if you fail to pay bills promptly, if you misrepresent or fail to disclose any material facts in the course of the representation, or if anything else occurs that in our opinion impairs an effective attorney-client relationship.

After you have reviewed this letter, please sign and return via email or mail along with the fee.

We look forward to working with you and know that you will be pleased with our services.

Sincerely,

/s/ Jeffrey P. Curtis

Jeffrey P. Curtis

Accepted:

By:
Printed Name:
Town of Winchester

**TOWN OF WINCHESTER
VENDOR AUTHORIZATION FORM**

SUBMITTED BY: _____
(Name & Department)

DATE: _____

SECTION I

NEW VENDOR REQUEST

Vendor # Assigned _____
(Comptroller's Office Use Only)

Refund/Employee Reimbursement (no W-9 required)

Other - W-9 required & attached

VENDOR INFORMATION:

FID#: None

NAME Jeffrey P. Curtis, Esq.

ADDRESS 3 Baldwin Green Common
Suite 206

CITY Woburn STATE MA ZIP 01401

PHONE 781 933-6797 FAX 781-756-1411

CONTACT NAME Jeffrey P. Curtis

CONTACT TITLE Attorney

CONTACT EMAIL JEH@JPCURTISLAW.COM

REMIT ADDRESS (IF APPLICABLE):

NAME Same as above

ADDRESS _____

CITY _____ STATE _____ ZIP _____

OTHER NOTES &/OR COMMENTS:

SECTION II

EXISTING VENDOR CHANGE

VENDOR # _____

REASON FOR CHANGE:

ADDRESS CHANGE: _____

OTHER (EXPLAIN): _____

Jeffrey P. Curtis, Esq.

The Law Office of Jeffrey P. Curtis
3 Baldwin Green Common, Suite 206
Woburn, Massachusetts 01801

Professional Services

Date	Invoice #
7/19/2016	3175

Client
Mr. Peter Lawson Town of Winchester

Due Date	Client Matter
7/19/2016	DPS Elevator Fine Appeal

Type	Date	Description	Hours/Units	Hourly Rate	Amount
DPS Appeal	7/19/2016	Flat Fee pursuant to engagement letter of 7/19/2016		2,500.00	2,500.00

Total					\$2,500.00
Payments/Credits					\$0.00
Balance Due					\$2,500.00

Phone #	Fax #	E-mail
(781) 933-6797	(781) 756-1411	Jeff@jpcurtislaw.com

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TOWN OF WINCHESTER
BOARD OF SELECTMEN INFORMATIONAL SESSION:
Forest Ridge Residences – 40B Development Proposal
Wednesday, July 27, 2016 – 7:00 PM
Record

At the conclusion of the Forest Ridge Residences – 40B Development Proposal informational session, Chairman Lance R. Grenzeback convened the Board of Selectmen in a brief business session. Present were Vice Chairman E. James Whitehead, Selectman Stephen L. Powers, Selectman Michael Bettencourt and Selectman David P. Errico. Also present were Town Manager Richard C. Howard and Special Land Use Counsel Mark Bobrowski.

OPENING

Notification of Other Meetings and Hearings

- Monday, August 8, 2016 – Board of Selectmen – Regular Session
- Monday, August 29, 2016 – Board of Selectmen – Regular Session
- Monday, September 12, 2016 – Board of Selectmen – Regular Session

BUSINESS

2016 State Primary Election Warrant – VOTE to Approve and Sign

*Motion: That the Board of Selectmen approve and sign the 2016 State Primary Election Warrant.

Whitehead – Bettencourt All in favor. VOTED.

CONSENT AGENDA

Permission to Block Sidewalk – Spruce Street

Consigli Construction

Closure from August 1 to August 19, 2016 – North Side of Spruce Street

Permission to Block Sidewalk – Skillings Road

Consigli Construction

Closure from July 28, 2016 through September 3, 2016

*Motion: That the Board of Selectmen approve Consigli Construction's request to block the sidewalk on the north side of Spruce Street from August 1 to August 19, 2016 with the condition that abutters be notified of the sidewalk closure.

Powers – Whitehead All in favor. VOTED.

Wednesday, July 27, 2016
Forest Ridge Residences 40B Development Proposal
Informational Session

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*Motion: That the Board of Selectmen approve Consigli Construction's request to block the sidewalk on Skillings Road on the Winchester High School side, from July 28 to September 3, 2016 with the condition that abutters be notified of the sidewalk closure.

Powers – Whitehead All in favor. VOTED.

Adjournment – 9:20 PM

*Motion: That the Board of Selectmen adjourn for the evening.
Whitehead – Bettencourt
By Roll Call: Errico, Bettencourt, Powers, Whitehead, Grenzeback VOTED.

Respectfully submitted,

Richard C. Howard,
Town Manager

draft

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TOWN OF WINCHESTER
BOARD OF SELECTMEN INFORMATIONAL SESSION:
Forest Ridge Residences – 40B Development Proposal
Wednesday, July 27, 2016 – 7:00 PM
Notes

Chairman Lance R. Grenzeback convened the informational session on the 40B Development Proposal known as the Forest Ridge Residences. Present were Vice Chairman E. James Whitehead, Selectman Stephen L. Powers, Selectman Michael Bettencourt and Selectman David P. Errico. Also present were Town Manager Richard C. Howard, Special Counsel for Land Use Issues, Attorney Mark Bobrowski, State Senator Jason Lewis and State Representative Michael Day.

OPENING

Chairman Grenzeback explained that this is a public informational session for the Board of Selectmen to listen to concerned citizens; no votes will be taken. He explained the Krebs proposal for the construction of 296 apartment units, seventy-four of which will be affordable units and the remaining 222 market rate units. The primary access to the complex is through Fallon Road, Stoneham, with a secondary, emergency access from Forest Circle, Winchester. The apartment building would be located close to residences in the area. After presenting the frequently asked questions, Chairman Grenzeback explained that whether or not this project goes forward is a State decision. Neither the Winchester Board of Selectmen nor the Stoneham Board of Selectmen have the ability to approve or deny this project.

Speaking to the letter to MassHousing that will be sent by the Town of Winchester, Chairman Grenzeback indicated that letters is due on or about August 22nd.

Attorney Mark Bobrowski gave an overview of Chapter 40B for those in attendance. He pointed out that this law was adopted forty-seven years ago and was known as the *Anti-Snob Law*. He noted that a developer must have a project eligibility letter from MassHousing to go before the Zoning Board of Appeal, the Comprehensive Permit authority. Projects may be denied as a matter of science, i.e., flooding, drainage, etc. The Housing Appeals Court is the body that can overrule the Zoning Board of Appeals decision. Citizens can appeal to Land Court or to Superior Court.

Attorney Bobrowski explained that Chapter 40B is internally driven to provide subsidized housing; 25% of units must be affordable units with the market rate units subsidizing the affordable units; the ballot question in 2010 to repeal Chapter 40B failed 60% to 40%.

Representative Michael Day informed the audience that he and Senator Lewis are present this evening to listen to the community and decide where things can go from here. Currently, attempts are being made to modify Chapter 40B because it needs upgrading. He indicated that there is no argument that an expansion of affordable housing is needed, but Chapter 40B is the "stick" approach. He reported that he and Senator Lewis are working to try to provide incentives for smart growth. They have sent a joint letter to MassHousing about the impropriety of this proposal. The Representative pointed out that this project would have a

Wednesday, July 27, 2016
Forest Ridge 40B Proposal Informational Meeting Notes

1 huge environmental impact on the area. As a result, Representative Day and Senator Lewis
2 are working with the Town of Winchester to address this legitimate concern.

3
4 Senator Lewis noted that this issue is serious to the community; the project is out of scale and
5 dangerous to the area. He recalled that prior proposals did not get approval because of
6 concerns. He reported that he has been working with the Town of Stoneham on the 300 unit
7 proposal for Weiss Farm because that community is being overburdened as well. He informed
8 the audience that a strong letter has been sent to MassHousing and will be made available
9 publicly. He indicated that he and Representative Day will continue to update MassHousing
10 however it is likely that the process will be long.

11
12 Chairman Grenzeback informed the audience that the Board of Selectmen is familiar with this
13 site and its topography, however a solid set of arguments is needed to put before
14 MassHousing. Attorney Bobrowski informed the audience that after this evening, Town staff
15 will be meeting to discuss the impacts and comments made both in writing and verbally. He
16 explained that the Town will be dipping into its coffers to help craft the letter to the State.

17
18 **Michelle McCarthy**, 29 Oxford Street informed the Board that she is against this project,
19 questioning whether the Marino Family owns the land. She recalled that the Town has
20 previously rejected an offer to build homes on this property, questioning whether the Town
21 has offered to work with the Marino Family or whether the Town has considered purchasing
22 this property.

23
24 Chairman Grenzeback explained that there is uncertainty as to whether Krebs owns this
25 property or has an option to purchase it. He recalled that Marino was previously denied
26 because of the site conditions, however the Town has to deal with this development proposal.
27 He noted that at this point, the Town does not have an option to buy the land, which would
28 require a Town Meeting vote to do so.

29
30 **John Natale**, 45 Chester Street commented that it seems the State's HAC [Housing Appeals
31 Committee] is the important committee. He asked whether the appointees to this committee
32 are political appointees, members of the Legislature, etc. Attorney Bobrowski explained that
33 the Housing Appeals Committee is a five member body that adjudicates disputes as they arise
34 under the State's comprehensive permit law, Chapter 40B. Three members are appointed by
35 the Director of the Department of Housing and Community Development, one of whom must
36 be an employee of that agency. Two members are appointed by the Governor, one of whom
37 must be a city councilor and one of whom must be a selectman. Attorney Bobrowski indicated
38 that this group has tight-ties to the development community.

39
40 **Ann Sera**, 5 Andrea Circle informed the Board that she has read this application
41 meticulously. She pointed out that sections 4 and 6 of the application state that the applicant
42 must have control of the property. She indicated that the documents show a P & S that fell-
43 through once and there is nothing that establishes a formal relationship between Marino and
44 Krebs, suggesting to her, a problem with disclosure. She noted the importance of establishing
45 that Krebs has the ability to go forward. Attorney Bobrowski noted that a developer has to
46 have a P & S, ownership or lease of the property, something that has not yet been established.

47
48 Ms. Sera further noted that the application does not indicate that two (2) tax parcels are
49 involved, one in Winchester and one in Stoneham, questioning how this is made clear on the

Wednesday, July 27, 2016
Forest Ridge 40B Proposal Informational Meeting Notes

1 application. Attorney Bobrowski indicated that he is working to address issues with the
2 Stoneham property. He noted that the Stoneham property is zoned for multi-family use but a
3 fifty foot (50 ft.) strip is zoned C-I and no multi-family use is allowed; there are also easement
4 rights that fall into play here. Attorney Bobrowski informed the audience that this
5 information will be prominently referenced in the letter to MassHousing. He explained that
6 Stoneham is working with Winchester on this issue, however Winchester has no power over
7 Stoneham.

8
9 Stoneham resident John Eaton informed the Board that he has read the application as well.
10 He noted that 473 parking places are proposed and the only street access to this development
11 is Fallon Road with the emergency access on Forest Circle, Winchester. He explained the
12 options for exiting from the proposed development site, suggested that residents of Forest
13 Ridge would be using the roads, sidewalks, infrastructure in Stoneham with Winchester being
14 credited for the affordable units but Stoneham having to bear the traffic and infrastructure
15 burden. Mr. Eaton stated that this is not good for Stoneham residents. He pointed out that
16 this development is being constructed next to another complex that is not a 40B complex,
17 adding to the fact that this is all too much for Stoneham to bear.

18
19 **Tracy Olson**, 230 Forest Street indicated agreement with the comments about Stoneham,
20 pointing out that traffic on Forest Street backs up daily for at least three to four hours. Access
21 to this proposed development will be extremely difficult and she questioned whether residents
22 of the development would be allowed to use the Forest Circle emergency egress, something
23 that would make things very difficult for Forest Street residents. Ms. Olson pointed out that
24 this area is also routinely flooded and with the amount of impervious surface associated with
25 the development the flooding will be exacerbated. Ms. Olson also expressed concern about
26 sanitary sewer overflow with 296 units. She noted that wetlands have been identified for
27 preservation so there should be no or low impact in that area.

28
29 **Steve Duran**, 227 Forest Street, recalled that several years ago, the Marino Group was
30 stopped from building homes on this parcel; he asked for the Board's assistance in stopping
31 this project. He noted that he and his family live in the historical Laraway house located at
32 the corner of Forest Street and Forest Circle. He expressed concern about traffic and
33 suggested that residents of this development would use the emergency access road to exit from
34 that property.

35
36 **Ron Vanderkruik**, 193 Forest Street questioned the amount of time that residents would
37 have to submit a letter to the Board for incorporation into comments to MassHousing.
38 Chairman Grenzeback indicated that the letter is due to the State by August 26th, but it would
39 be helpful to have comments as soon as possible.

40
41 Mr. Vanderkruik recalled that twenty-five years ago, there was an issue about dumping debris
42 on this property and the material dumped was considered hazardous. He questioned whether
43 the validity of the application is checked because the recent application suggests that there is
44 nothing hazardous on site. Chairman Grenzeback informed the audience that all of this is
45 being researched by Town staff and records are being pulled up.

46
47 Lastly, Mr. Vanderkruik informed the Board that he is very much against this project.
48

Wednesday, July 27, 2016
Forest Ridge 40B Proposal Informational Meeting Notes

1 **Caroline Colarusso**, Stoneham Board of Selectmen, asked for the Winchester Selectmen to
2 consider the impact this project would have on Stoneham. She pointed out that the State
3 Legislature has to fix this law because they were the ones that made it. She recalled that in
4 2010 there was a ballot question for a full repeal of this law but it failed, so now she is asking
5 for amendments to the law that provide a reasonable voice for communities. She urged the
6 residents not to give up.

7
8 **Jim O'Neil**, 9 Chisholm Road informed the Board that traffic on Forest Street during
9 commuter hours is backed up from Chisholm Road to Park Street in Stoneham, and the area
10 between Forest Street and Highland Avenue is also congested. He is concerned about adding
11 additional traffic to this mix, noting that ambulances use this route to Winchester Hospital
12 multiple times daily. He requested that a detailed traffic study be commissioned by the Town.

13
14 **Cindy Hemenway**, 14 Fells Road, Stoneham expressed concern about the traffic and related
15 back-ups. She indicated that adding 1000 cars to the area is not feasible. She noted that
16 emergency services to this area will be closer from Stoneham than Winchester. Ms.
17 Hemenway expressed concern about the infrastructure impacts on the Town of Stoneham and
18 urged the Legislators to amend Chapter 40B.

19
20 **Paul White**, 10 Forest Circle pointed out that the driveway to the Shannon property is at 11
21 Forest Circle. He recalled that when this area was previously considered for development, no
22 hazardous chemicals were found but hazardous building materials were found on site.
23 Shannon was ordered to clean up the property within five years. He noted that there is no
24 deed restriction, but debris is still on the site. Mr. White informed the Board that blasting will
25 hurt the neighborhood. He requested that the Legislators make the neighborhood optimistic,
26 however questioned whether the neighborhood should hire an attorney to represent them.

27
28 A Sunset Road resident informed the Board that she drives her children to the Muraco
29 Elementary School noting that drivers are angry because of the wait time in traffic. She noted
30 that there are no Stop Signs or crosswalks in the area and children could be hurt walking to
31 school. This resident also pointed out that the Muraco Elementary School is bursting at the
32 seams and she cannot imagine more students placed there.

33
34 The resident from 197 Forest Street suggested that the structure will look like the Great
35 Pyramid at Giza. This resident noted that traffic is impossible now and has been for some
36 time; there are no crosswalks on Forest Street. The major issue is with drainage because
37 when it rains the area is filled. It was suggested that any change to topography could be
38 disastrous. This individual indicated that there has to be a better way to solve the affordable
39 housing issue than through crisis. He questioned whether this project is being constructed by
40 a real estate investment trust, an Air B & B, or as an objective to provide a revenue stream.

41
42 **Roger Wilson**, 81 Irving Street pointed out that the Town of Winchester obtains drinking
43 water from this area which flows into the North Reservoir. He noted that the area wetlands
44 also drain into the North Reservoir.

45
46 **Catherine Wilson**, 178 Park Street, Stoneham recalled that in the late 1980's there was a
47 proposal for a 40B development at the old Spot Pond Motel, an area now built up with single
48 family homes. She suggested that any traffic study that is done, needs to consider Stoneham
49 and the apartment units that will be constructed there. Ms. Wilson noted that a part of Park

Wednesday, July 27, 2016
Forest Ridge 40B Proposal Informational Meeting Notes

1 Street is under the DCR and this may create an avenue for review because trucks are not
2 allowed on DCR roadways.

3
4 **Lisa Semmes**, 49 Sunset Road informed the Board that she is a six month resident of
5 Winchester and chose to live here because of the Blue Ribbon of excellence High School. She
6 indicated that if schools are over-crowded they cannot retain their excellence. She noted that
7 if this development goes forward, there could be 500 additional children in the Winchester
8 Public Schools. She also noted that there would be a problem if the property values decline.
9 Ms. Semmes suggested that the proposed development is out of character with the residences
10 in that immediate area.

11
12 **Neil Anderson, Executive Director, Middlesex Fells Reservation** informed the Board
13 that his office was contacted by residents of the area. He explained that he stands in favor of
14 the opposition to this development and would love to see the land kept as all conservation.
15 Mr. Anderson noted that the Middlesex Fells Reservation is an advocate for the protection of
16 the Fells and the organization is willing to support the Town's efforts. The website address is
17 fells.org.

18
19 **Rob Matule**, 4 Kenwin Road commented that he feels everyone should be terrified of the 40B
20 as it currently exists because it allows rights to be trampled. Mr. Matule noted that traffic is
21 horrendous as early as 5 AM. He suggested that it is unfortunate that people sell to the
22 highest bidder therefore it is incumbent on the Town to take steps against this. He pointed
23 out that it is scary for kids to cross the street. Mr. Matule indicated that Muraco Elementary
24 School is a wonderful school but the facility is in dire straights and new enrollment will push
25 that facility to the breaking point. The impact on the Town's schools is not taken into account
26 by the Housing Appeals Committee.

27
28 Attorney Bobrowski indicated that this is not relative criteria for a local decision, and while it
29 may be a primary concern of the community, it is not a concern for the Housing Appeals
30 Committee.

31
32 A woman who identified herself as a teacher at McCall Middle School informed the Board that
33 she has twenty-six students assigned to her classroom with twenty-five seats. She pointed out
34 that the building is overcrowded and there are not enough classrooms to house all students.
35 She also suggested that there be a review of the traffic related to the school enrollment.
36 She questioned why the area is not zoned for single family only structures.

37
38 Chairman Grenzeback explained that Chapter 40B overrides all local zoning, and originally it
39 was known as Anti-snob Zoning. He informed the audience that this development has
40 attracted the attention of the School Committee.

41
42 **Dorothy Feldman**, 9 Polk Road explained that the proposal is for a five (5) story structure
43 but there are actually six (6) stories above ground. The building would be located on a hillside
44 and would be as tall as a ten (10) story building. Ms. Feldman explained that Polk Road is a
45 cul de sac surrounded by ledge and the land in question is just under nine (9) buildable acres
46 all of which will have to be de-forested and blasted; three hundred (300) families will have
47 access to underground parking in an area that abuts the Middlesex Fells. Blasting will impact
48 wildlife. She noted that the proposed development is too large and too dense and Chapter 40B
49 is a way to skirt the law.

Wednesday, July 27, 2016
Forest Ridge 40B Proposal Informational Meeting Notes

1
2 **Beining Nie**, 11 Forest Circle expressed concern about traffic and the removal of ledge.

3
4 **Christopher Fisher**, 24 Bellevue Avenue informed the Board that he was at home when
5 blasting began on Fallon Road in 2015. His entire house shook and a failing retaining wall
6 was made worse. He noted that he is aware that developers are required to check house
7 foundations in the area to make sure there is no damage caused by their blasting.

8
9 **Peggy Schleicher**, 22 Lochwan Street noted that the project is a negative for the entire
10 Town. She raised questions about where the cars will go, whether State Departments talk to
11 each other or not because there will be major impacts of cars from this project. She noted that
12 Cross Street, Swanton Street, Washington Street and Main Street are all impacted now. Ms.
13 Schleicher suggested that 40B projects are supposed to occur near public transportation,
14 questioning where the public transportation is for this project. Ms. Schleicher informed the
15 Board that she finds it offensive that the State Departments do not talk with each other.

16
17 Attorney Bobrowski explained that there is no technical requirement that a 40B project has to
18 be close to public transportation, 40R makes that requirement. Attorney Bobrowski indicated
19 that the Town's best chance is to write a strong letter to MassHousing.

20
21 **Chris Nixon**, School Committee member informed the Board that the School Committee is
22 aware of this proposal. He noted that the School Committee is working on a new Master Plan
23 and has discussed the impact of this project as a part of that.

24
25 **John Lodato**, 189 Forest Street commented that he chose to live in Winchester for its schools
26 and to raise his children in a better community. He asked if residents will have an
27 opportunity to address the developer directly.

28
29 Chairman Genzeback explained that if MassHousing approves this project, the developer will
30 go before the Zoning Board of Appeals and there will be public hearings where the developer
31 will have to address his design proposal. He indicated that it is unknown if the developer can
32 be forced to make changes to his design. Chairman Grenzeback pointed out that this is only
33 the beginning stage of the process.

34
35 **Steve Parkhurst**, Chairman of the Conservation Commission informed the audience that the
36 ConCom is concerned about this project as well. He pointed out that the Town is making
37 efforts to accommodate affordable housing in the Town Center, so any developer that wants to
38 provide affordable housing has good alternatives. He recalled that the Planning Board had
39 previously denied a residential subdivision of twelve (12) homes at this very same location
40 because of the drainage, ledge, etc. He suggested that if a twelve (12) home subdivision can be
41 denied, the case can be made to deny 300 units.

42
43 Selectman David Errico commented that the Town is under attack and this is an attempt at
44 making a rock into a profit center. He informed the audience that the Board will step up and
45 do what it takes to defend the Town.

46
47 Vice Chairman Whitehead informed the audience that with the consent of the Fire
48 Department, he and Selectman Errico tried to get a ladder truck onto Forest Circle under a

Wednesday, July 27, 2016
Forest Ridge 40B Proposal Informational Meeting Notes

1 few different scenarios. He noted that the project envisions a kiosk on Forest Circle for kids
2 to wait in to be picked up for school and he does not see how this can be done.
3

4 Selectman Bettencourt informed the audience that the Board will leave no stone unturned in
5 exploring the deficiencies of this application. He noted that the Town is being aggressive in
6 retaining consultants to make the letter to MassHousing as strong as possible. Selectman
7 Bettencourt indicated that he is very concerned about the project for several reasons, not the
8 least of which is that a project of this magnitude could force the construction of a new school.
9

10 Selectman Bettencourt informed the audience that every effort will be made to use media to
11 communicate with the public. He noted that the timeline is aggressive, however much has
12 been learned from the 40B Winchester North application for Cambridge Street.
13

14 Selectman Powers indicated that the key here is that the State has over-reached and perhaps
15 will get the message that developers think that Winchester is wide-open. He noted that this
16 project is not good for either Winchester or Stoneham. He suggested that the towns will have
17 to get aggressive with the housing group.
18

19 Chairman Grenzeback in summarizing the comments this evening, informed the audience that
20 MassHousing has not made a decision to allow this project to go forward; he urged people to
21 forward comments for incorporation into the letter to MassHousing.
22

23 At 9:20 PM Chairman Grenzeback concluded the informational session.
24

25 Respectfully submitted,
26
27

28 Richard C. Howard, Town Manager
29

draft notes

Members:

4 Patrick Circle Stoneham Caroline Colarusso (carc

Alice Alford, 223 Forest Street
Allan Rodgers, VC, Housing Partnership

Andreas Koeller, 251 Foest St.
Andrew Kurban, 58 N. Border Rd.
Ann Connelly, 10 Laurel Hill Ln.
Ann Duran, 227 Forest St.
Ann Sera, 5 Andrea Circle
Anthony Conte, Government Regulations

Barbara Bund, 18 Laurel Hill Lane
Beijing Nie, 11 Forest Cir.
Bill & Joanne Kirk, 17 Bellevue Avenue

Brian Rabinovich, 21 Bellevue Ave.
Cameron Rohall, 17 York Rd.
Carmen Kenrich, 397 Highland Ave.
Carol McKinley, 407 Washington St., Melrose

Catherine Wilson, 178 Park St., Stoneham

Chip Bonnett, 15 Chisholm Rd.
Chris Nixon
Christopher Fisher, 24 Bellevue Ave.
Cindy Hemenway, 14 Fells Rd., Stoneham

David Bees, 225 Forest St.
David Shiple, 19 Fairmount St.
Deborah LoGuidice, 30 N. Border Rd.
Eleni & John Lodato, 189 Forest St.
Evangelina Ellis, 48 N. Border Rd.
Felicity tuttle, 5 Oneida Rd.
Frank Cimini, 224 Park St., Stoneham
Gerald Nardone, 384 Main St.
Gina Kurban, 58 N. Border Rd.
Guoling Zhou, 3 Grant Rd.
Heather Eliassen, 22 Grayson Rd.
Hugh Thompson, 7 Grant Rd.
James Dullaghan, 8 Royalston Avenue
James O'Neil, 9 Chisholm Rd.
Janet Lau, 184 Cross St.
Janice DePaulo, 8 Chisholm Rd.
Jeanne Galka, 27 Bellevue Ave.
Jennifer Tong, 67 Sunset Rd.
Jerry Li, 35 Tufts Rd.
Jianning Wang, 11 Forest Cir.
Joe Lindmark, 212 Forest St.
Joe Zampatella, 19 Edgehill Rd.
Joelyn Huebner, 211 Forest St.



Housing and Economic Development

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Housing Appeals Committee

Program Description

The Housing Appeals Committee is a five-member body that adjudicates disputes as they arise under the state's comprehensive permit law, MGL Chapter 40 B, sections 20-23. Three members are appointed by the Director of the Department of Housing and Community Development, one of whom must be an employee of that agency. Two members are appointed by the governor, one of whom must be a city councilor, and one of whom must be a selectman.

How it works:

To encourage the development of affordable housing, the comprehensive permit law allows a local zoning board of appeals (ZBA) to issue a comprehensive permit overriding town zoning and other local regulations. A developer, nonprofit organization or government agency that proposes to build or substantially rehabilitate subsidized low and/or moderate income housing can appeal to the Housing Appeals Committee if the ZBA either denies the comprehensive permit or grants the permit subject to conditions which make the proposal uneconomic. A decision of the Housing Appeals Committee may be appealed to the Superior Court.

Who is eligible:

Any developer of housing approved under an eligible state or federal housing program who has been denied a comprehensive permit by a Zoning Board of Appeals in a city or town with less than 10% of its housing units affordable to low or moderate income persons.

For more information:

Please call the Housing Appeals Committee at (617) 573-1520

Did you find the information you were looking for on this page? *

- Yes
 No

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**TOWN OF WINCHESTER
BOARD OF SELECTMEN MEETING
Wednesday, July 6, 2016**

Record

Chairman Lance R. Grenzeback called the meeting to order at 6:30 PM in the Board of Selectmen Meeting Room located in Town Hall. Present were Vice Chairman E. James Whitehead, Selectman Stephen L. Powers, Selectman Michael Bettencourt and Selectman David P. Errico. Also present were Town Manager Richard C. Howard and Town Counsel Wade M. Welch.

OPENING

*Motion: That the Board of Selectmen adjourn to Executive Session for the purpose of discussing matters related to Litigation: Eversource Intervener Status – MGL Chapter 30A §21(a)3 because an open meeting discussion may have a detrimental effect on the litigating position of the Board of Selectmen, as declared by the Chairman. (Siting Board Filing Update)

Whitehead – Powers

By Roll Call Vote: Errico, Bettencourt, Powers, Whitehead, Grenzeback VOTED.

*Motion: That the Board of Selectmen adjourn from Executive Session to Public Session, not to return to Executive Session.

Whitehead – Bettencourt

By Roll Call Vote: Errico, Bettencourt, Powers, Whitehead, Grenzeback VOTED.

Notification of Meetings and Hearings

-] Monday, July 25, 2016 – Board of Selectmen – Regular Session
-] Wednesday, July 27, 2016 – Public Informational Session – Forest Ridge Residences 40B Development Proposal – McCall Middle School Auditorium – 7:00 PM
-] Monday, August 8, 2016 – Board of Selectmen – Regular Session
-] Monday, August 29, 2016 – Board of Selectmen – Regular Session
-] Monday, September 12, 2016 – Board of Selectmen – Regular Session

Selectmen's Comments

Selectman Powers inquired whether there is a timeline associated with the installation of the traffic lights on Cambridge Street. Town Manager explained that the State is trying to get as much done as possible during the summer months. He indicated that he would reach out to the Town Engineer about this.

TOWN MANAGER REPORT AND COMMENTS

Appointments

Town Manager announced that in accordance with Section 4-2b of the Town Charter and in accordance with the Rules and Regulations of the Department of Personnel Administration (Civil Service) he has made the following permanent, full-time appointments in the Police Department:

**Frank Spinoso, 11 Hastings Road, Winchester, MA
Full-time Permanent Intermittent Police Officer**

Wednesday, July 6, 2016
Board of Selectmen Meeting

Appointment effective date: July 25, 2016

Shelby Santini, 4 Briarwood Lane, Winchester, MA
Full-time Permanent Intermittent Police Officer
Appointment effective date: July 26, 2016

Town Manager also announced that in accordance with Section 4-2b of the Town Charter and in accordance with the Rules and Regulations of the Department of Personnel Administration (Civil Service) he has made the following permanent, full-time appointment in the Fire Department:

Sean P. Doherty, 20 Seven Spring Lane, Apt. G, Burlington, MA 01803
Temporary Full-Time Appointment – Military Replacement

Mr. Doherty is a certified paramedic and will fill the position of a firefighter who is serving in the US Armed Forces.

Selectman Errico pointed out that the two police appointees are Winchester residents and applauded the hiring of two local individuals who he feels will bring a lot to the community.

Mass. Historical Commission Grant Award

Town Manager informed the Board that this grant does require a \$5,000 match which the Historical Commission included in their FY2017 Budget request.

Green Communities Grant

Town Manager reported that through the efforts of the Town's Energy Coordinator, Susan McPhee, the Town is now in line to receive several hundred thousands of dollars in grant funds. He thanked Ms. McPhee for her efforts in this area. The award is in the amount of \$215,204 and will fund the following projects: Ambrose Elementary School, Lynch Elementary School and McCall Middle School exterior and parking lot lighting switch to LED; Parkhurst School HVAC improvements, steam trap repair and other upgrades, ductless splits / air source heat pumps to replace window unit air conditioners; Mystic School / Recreation Department steam trap repair and replacement; Town Hall W. Chadwick Maurer, Jr. Auditorium damper controls and air sealing in the sheave room; McCall Middle School interior lighting switch to LED and refrigeration controls on kitchen walk-in freezer and refrigerator.

Supplemental Agenda – Town Manager Report and Comments

Authorization for the Town Manager to sign Congresswoman Katherine Clark's Gun Violence Letter to Speaker Paul Ryan

Town Manager explained that he is requesting the Board's authorization to sign the Congresswoman's gun violence letter to Speaker Paul Ryan. He indicated that he would not participate without first bringing this to the Board's attention. Congresswoman Clark's letter urges Speaker Ryan to bring forward legislation that creates universal background checks and prevents terrorists from purchasing weapons.

*Motion: That the Board of Selectmen authorize the Town Manager to sign the letter to House Speaker Ryan as presented at table.

Whitehead – Powers

All in favor.

VOTED.

BUSINESS

**Wednesday, July 6, 2016
Board of Selectmen Meeting**

1 **Noise Bylaw Briefing**
2

3 Town Manager indicated that the draft bylaw contained in the packet is a product of consultation from
4 last year's Town Meeting. A consultant was brought in to study the noise levels in the Baldwin Street
5 area. The second piece is a proposed draft of a bylaw; from these two pieces is the draft document
6 before the Board this evening. Town Manager recalled that the Board of Health had some concerns
7 about being the lead agency overseeing the noise calculation measurements. The article was pulled
8 back in order to reassess the responsibility for enforcing this bylaw.
9

10 Town Manager suggested that if the Board intends to include this on the Fall 2016 Town Meeting
11 Warrant, examples of these types of bylaws can be obtained from other communities. Selectman
12 Bettencourt asked if the only question related to enforcement of the bylaw if approved by Town Meeting
13 and was informed by Town Manager that things have not gone farther with the Board of Health. He
14 suggested that the next step in this process would be for the Board of Selectmen to meet with the Board
15 of Health about additional resources needed for enforcement of this bylaw if approved by Town Meeting.
16 Equipment to actively measure noise levels would need to be purchased as well.
17

18 Vice Chairman Whitehead pointed out that it is the Police Department that gets the calls about noise
19 disturbances. Town Manager explained that staff would work with the Police Department and certain
20 officers would be designated to carry this equipment. The Vice Chairman pointed out that there are
21 inconsistencies in the definition of "responsible person" and "investigating agent", so language needs to
22 be cleaned up; the fine structure also seems low. He suggested that the vehicle idling policy be
23 incorporated into this as well. Lastly, Vice Chairman Whitehead suggested a definition of noise
24 sensitive receivers be included. Chairman Grenzeback suggested that hours be incorporated. It was
25 the consensus of the Board to go forward with development of the bylaw, with the Town Manager
26 bringing a revised draft document back to the Board for review.
27

28 **Solicitation Bylaw Briefing**
29

30 Town Manager noted that there are examples of solicitation bylaws in effect in neighboring
31 communities included in the packet for the Board's review. Selectman Bettencourt noted that he has
32 advocated for this type of bylaw and having such a mechanism in place makes sense.
33

34 Selectman Powers informed his colleagues that he does not see why ninety (90) days are needed, with
35 less being doable. He indicated that he was amazed by Town Meeting's vote to turn this down and
36 noted that he likes Stoneham's enforcement of "no solicitors" at the door being enforced. He suggested
37 that some teeth be included for enforcement purposes.
38

39 Chairman Grenzeback recalled that the debate in 2009 centered on two issues; the first was that it
40 would be a good thing but the requirements seemed bureaucratic and would be applicable to Boy Scouts,
41 Girl Scouts, etc.; scofflaws would not comply. He suggested that the North Reading model seems
42 simpler. The Lexington bylaw goes after automobiles that move these solicitors around. He indicated
43 that the Winchester version should be simplified and not sweep in non-profit groups.
44

45 Town Manager informed the Board that he feels there should be a registration requirement. Vice
46 Chairman Whitehead indicated that the public would have to be educated that there are regulations in
47 place. Town Manager indicated that a document could be produced by the end of summer for Fall Town
48 Meeting review, with the North Reading bylaw being the template from which to work.
49

50 **Community Aggregation Plan - Opening of Comment Period**
51

52 Town Manager noted that the comment period is the next step in the community aggregation process,
53 however he is concerned that the comment period might be too short, suggesting that it be pushed back

**Wednesday, July 6, 2016
Board of Selectmen Meeting**

1 to September 9th comment submission deadline which would allow two full months of advertising. He
2 explained that all of this will be put in place by Good Energy and the Board could adopt the aggregation
3 plan at their September 12th meeting for forwarding to the Department of Public Utilities. Chairman
4 Grenzeback indicated that in the end, the plan is fairly straightforward and staff may be able to
5 condense it for easier understanding by the public.
6

7 Selectman Powers noted that the Board is considering community aggregation because of the savings in
8 residential electrical costs. Vice Chairman Whitehead noted that if a residence signs up for another
9 plan they will be unable to participate in the Good Energy sponsored plan. Chairman Grenzeback
10 pointed out that Eversource is the regulated public utility and residents pay the rates that are set. The
11 Good Energy proposal will still have Eversource supplying the electricity but costs would default to the
12 aggregation plan and lower rates would be paid by the homeowner. He noted that this is a good way to
13 reduce energy costs. Chairman Grenzeback pointed out that the Town bids its municipal electrical costs
14 and has been successful in paying lower rates.
15

16 **Eversource Update**

17
18 Town Manager reported that the neighborhood is being updated on the Town's efforts on their behalf
19 and consultants have been brought in to help build a case to achieve the best outcome. He noted that
20 the Town is currently in the intervening process and staff efforts will continue on the Town's behalf.
21

22 **Town Counsel Selection Committee Discussion**

23
24 Chairman Grenzeback indicated that the question before the Board is whether the Board wants to
25 refine Town Counsel's responsibilities. He suggested that the Board also discuss options for procuring
26 services, i.e., does the Board want to put out an RFP and receive bids for legal services; does the Board
27 want to appoint a "Town Counsel Selection Committee" made up of five to seven residents, with one
28 individual representing the Board of Selectmen's interests; one member from a Town committee that
29 utilizes Town Counsel services; a Town staff person; members at large; residents who are lawyers. The
30 Chairman suggested that Board members think about the type of person that they wish to see on the
31 committee and provide that information to the Town Manager. Advertising would be published in the
32 MMA's BEACON newsletter, on the Town's website, etc.
33

34 In response to the question raised relative to how Winchester compares with surrounding communities
35 with legal expenditures, Town Manager explained that several years ago a survey was done and
36 Winchester falls in the middle. Selectman Errico expressed some concern about the carry-over of cases,
37 questioning whether the new counsel would be available prior to Town Counsel Welch's retirement or
38 would Attorney Welch be available after January 1st.
39

40 Chairman Grenzeback indicated that it is his hope that a selection will be made by Fall Town Meeting.
41 An "of counsel" contract would be written for Attorney Welch so that he would be available for a certain
42 length of time post retirement. The new Town Counsel would have to discuss the transfer of cases with
43 Attorney Welch. He explained that the current thinking is to have Town Counsel Welch on retainer for
44 some period of time. He noted that Attorney Welch is not discontinuing his law practice. Selectman
45 Bettencourt pointed out that Attorney Welch would like to start winding down on some cases, so "of
46 counsel" makes sense. He suggested that the Town's legal needs have changed.
47

48 **SUPPLEMENTAL BUSINESS AGENDA**

49
50 **Staging Permit – 552 Main Street – Better Homes and Garden Real Estate Group – Nan**
51 **Shanahan [sign to be installed by Larson Sign Co., South Berwick, ME]**

52
53 **Permission to Block Two (2) Parking Spaces at 641 Main Street – Dick Yirikian – Main St. Citgo**

Wednesday, July 6, 2016
Board of Selectmen Meeting

1
2 *Motion: That the Board of Selectmen approve a Staging Permit for Better Homes
3 and Garden Real Estate Group at 552 Main Street. Sign to be installed by
4 Larson Sign Co., South Berwick, Me.

5 Whitehead – Powers All in favor. VOTED.
6

7 *Motion: That the Board of Selectmen authorize two parking spaces to be blocked
8 on Main Street at the Main Street Citgo Station, 641 Main Street to
9 allow for the removal of gasoline tanks.

10 Whitehead – Powers All in favor. VOTED.
11

12 CONSENT AGENDA AND SUPPLEMENTAL CONSENT AGENDA
13

14 Acceptance of Donation:

15 Cummings Foundation Grant (\$25,000) to the Board of Health Coalition for
16 a Safer Community

17 One Day Alcoholic Beverage License Requests:

18 Mike Bodal for Griffin Museum – July 14, 2016 – Griffin Museum;
19 Mariah Contreras and Alex Tee – July 16, 2016 – Wright Locke Farm;
20 David Gordon for Fong Tan LLC – August 13, 2016 – Griffin Museum;
21 Laura Lewis for Essex Catering – July 17th and September 16, 2016 –
22 Wright Locke Farm;

23 Archie McIntyre for Wright Locke Farm Conservancy – July 9th, July 14th,
24 July 21st, July 28th, and August 27th, 2016 – 1827 Barn;

25 Other:

26 Granara-Skerry Trust Walk/Run Road Race – Saturday, September 24, 2016;

27 Approve/Correct Meeting Minutes – Wednesday, June 22, 2016

28 One Day Alcoholic Beverage License – Winchester Boat Club

29 Grace Tripp, Operations Manager for the Winchester Boat Club –
30 Thursday, July 21, 2016 – Winchester Boat Club Poolside;

31 Permission to Use Town Common for South Sudanese Dancing:

32 Celebrating the wedding of Nyanthon Awnol and Dan Bul –
33 Saturday, July 9, 2016 from 4 PM to 6 PM
34

35 *Motion: That the Board of Selectmen accept with gratitude the Cummings
36 Foundation Grant in the amount of \$25,000 to be used by the Board
37 of Health Coalition for a Safer Community.

38 Whitehead – Powers All in favor. VOTED.
39

40 *Motion: That the Board of Selectmen approve the Consent Agenda for Monday,
41 July 6, 2016 that includes One Day Alcoholic Beverage Licenses for
42 July 9, 14 (2), 16, 17, 21 (2), 28 August 13, and 27, 2016 at various
43 locations in Winchester.

44 Whitehead – Powers All in favor. VOTED.
45

46 *Motion: That the Board of Selectmen approve the Granara-Skerry Walk/Run
47 Road Race on September 24th, and permission to use the
48 Town Common on Saturday, July 9th for South Sudanese Dancing to
49 celebrate the wedding of Nyanthon Awnol and Dan Bul from 4 PM to 6 PM.

50 Whitehead – Powers All in favor. VOTED.
51

52 *Motion: That the Board of Selectmen approve the Meeting Minutes for Wednesday,
53 June 22, 2016 as written.

**Wednesday, July 6, 2016
Board of Selectmen Meeting**

Whitehead – Powers

In favor: Errico, Bettencourt, Powers, Grenzeback

Abstaining: Whitehead

VOTED.

Non-Docket Comments from the Board of Selectmen

Selectman Errico referenced the issue about the fence on Nathaniel Road, noting that there seems to be a history of notices here that are being ignored by the property owner. Town Manager indicated that management will follow up on this with staff.

Selectman Powers questioned the status of the health insurance questionnaire being developed by the Comptroller and insurance consultants. Town Manager recalled that the Comptroller had provided a draft questionnaire for the Board's review which resulted in some questions from the Board that required additional research.

Selectman Bettencourt requested that staff post something on the Town's website that clarifies the expectations for One Day Alcoholic Beverage Licenses.

COMMUNICATIONS AND WORKING GROUP REPORTS

The Board acknowledged receipt of the following correspondence:

1. Housing Appeals Committee Decision: Hilltop Preserve Ltd. Partnership v. Walpole Board of Appeals – April 10, 2002
2. Eversource – Electricity Savings to Customers in Eastern Massachusetts
3. Winchester Housing Authority – Volunteer Vacancy posting
4. [Certified Letter] MassHousing re: Forest Ridge, Winchester, MA
5. EPA Newsletter re: Industri-plex Superfund Site, Operable Unit 2
6. School Committee Agenda for Tuesday, July 12, 2016 – Parkhurst School

Adjournment: 8:45 PM

*Motion: That the Board of Selectmen adjourn for the evening.

Whitehead – Powers

By Roll Call Vote: Errico, Bettencourt, Powers, Whitehead, Grenzeback

VOTED.

Respectfully submitted,

Richard C. Howard, Town Manager