

Educational Facilities Planning and Building
Minutes of the Meeting May 4, 2016

Members Present: Bob Deering, Don Cecich, Brendan Driscoll, Charles Tseckares, Geethanjali Mathiyalakam, Judy Evans, Susan Verdiciochio, Jessica Lohnes and Todd Kosterman.

Members Absent: Shelly Walsh and Roger Hain.

Others Present: Jim Dowd, Skanska USA Building; John LaMarre, Consigli Project Manager; Ed Frenette, SVP, SMMA; Meg White, Town Project Manager; Susan McPhee, Energy Committee; Chris Nixon, School Committee member; and Gerald Nardone, Consultant.

Mr. Deering called the meeting to order at 6:30 p.m. in the Waterfield Room, Town Hall.

Copies of Skanska's Meeting Agenda were distributed including copies of an e-mail from Lorraine Finnegan Re: Winchester Predicted Energy Usage at the High School and a Memorandum from Judith Evans to Director of Capital Planning regarding MSBA Project ID Number: 2008034425, High School Project Funding Agreement Budget Revision Request #2 (Attachment #1)

1. **Public Comment:** Mr. Nixon commented that he sent an e-mail dated May 2, 2016 to Bob Deering and Jim Dowd regarding energy usage at Winchester High School asking how the electrical usage was calculated/estimated. Mr. Nixon shared his concerns around the energy overrun and in his opinion stated it should not affect the School Department's budget. Mr. Nixon questioned the significant increase in electrical usage at the high school site and had several overall energy questions. Todd questioned Skanska's calculations for estimated electrical use in the modular classrooms in that they seem high.

Jim Dowd indicated that Skanska calculated the energy and estimated consumption by reviewing last year's bills. In retrospect, Jim stated the approach they took was incorrect. The Committee talked about the increase in square footage of construction space in Phase 2 that contributed to the excessive electric usage. Jim has been meeting with the DPW and the Town Manager to consider alternative ways to fund the higher energy costs anticipated in Phase 3. Jim commented that there will be a \$200,000 savings from the removal of hazardous soil from the field project work because the cost will be absorbed through the culvert project. Jim indicated that they will be exploring the possibility of moving to propane heat, although propane does have fumes and moisture requiring moisture removal in order to properly cure the concrete pours. They have found that using electric heat has been beneficial for drying the slabs. The Committee asked Jim to put together a list of key items that have saved money during the construction vs. the cost of electricity. Jim provided a graph of Usage and Cost Trends for the WHS project (Attachment #2).

Bob indicated the biggest contribution to the high electrical costs was the electricity usage in the portables, a cost not budgeted for. Installing locks on the thermostats in the portables and not using the portables during the summer months are measures that will be taken to lower the electric usage costs. Metering of the modular classrooms was also discussed.

Judy commented on moving forward the Committee needs to communicate to the public the efforts being put forward to prevent the unexpectedly high energy costs from happening again.

EFPBC May 4, 2016 Meeting Minutes

Brendan noted that the town needs to be prepared to maintain the High School with sufficient staffing due to the increase in square footage. He also stressed the importance of having staff trained to maintain and run the new technology systems, such as HVAC. Lighting, building access and alarms in an effective and efficient manner.

2. **MSBA Funding Agreement Budget Revision Request:** Dr. Evans provided a memorandum dated April 28, 2016 requesting a revision to the total project budget, dated May 29, 2015, for the High School project (See Attachment #1). The School District has provided the information to indicate the Total Project Budget categories affected, the amounts needed and the reasons for the proposed revision. Jim Dowd has reviewed the document and indicated that no vote was required from the EFPBC for the proposed revision.

3. **Deliverables:** There were no deliverables for review.

4. **Invoices:** There were no invoices for review.

5. **Change Orders:** There were no change orders for review.

6. **Approval of Minutes:** There were no minutes for review.

With regard to the Vinson-Owen cooling project, Todd spoke about the need to make sure the new fans are commissioned to properly work with existing ventilation CO2 controls at the Vinson-Owen to allow the ventilation system to operate properly.

Mr. Nixon asked if the FM assisted listing devices were in place because it seemed that the current equipment has been operating inconsistently. Judy indicated that this issue was not brought to her attending and stressed the importance of having such information shared with her in order to effectively and efficiently correct issues. Judy indicated that Mr. Danizio tested the equipment and is was reportedly working properly. Judy recently met with Anne Kostos, ADA Coordinator, who informed her that there are funds available for the installation of a partial loop system in the high school auditorium and the Town Manager is willing to work with the Committee to have the partial loop system installed.

9. **Next Meeting Date:** The next EFPBC meeting is scheduled for May 18, 2016 at 6:30 PM in Town Hall.

10. **Adjournment:** The meeting was adjourned at 7:30 PM.

Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary

Educational Facilities Planning and Building Committee

Minutes of the Meeting May 18, 2016

Members Present: Bob Deering, Brendan Driscoll, Charles Tseckares, Geethanjali Mathiyalakam, Shelly Walsh, Susan Verdicchio, and Todd Kosterman

Members Absent: Don Cecich, Judy Evans, Roger Hain and Jessica Lohnes.

Others Present: Jim Dowd, Skanska USA Building; SMMA; John LaMarre, Consigli Project Manager; Dave Fanvele, SMMA; and Chris Nixon, School Committee member.

Mr. Deering called the meeting to order at 6:31 p.m. in the Waterfield Room, Town Hall.

1. **Public Comment:** Mr. Nixon raised a question regarding the quality and effectiveness of the assisted listening system in the High School auditorium. Jim Dowd responded that he met with Consigli and ProAV regarding the assisted listening device and he will be testing them himself to assure the system is working efficiently.

2. **Final Review of Design of Sachem Logo:** Jim Dowd distributed copies of Skanska's meeting Agenda (Attachment #1) Attached in the packet was a scaled down white opaque graphic sample of the Sachem logo as discussed at the last meeting. The scale down sample demonstrates how the logo will fit on the glass on the front of the building. The logo will give an etched glass appearance that will illuminate when the dining commons lights are on in the evening.

Members of the Committee discussed the concerns of various sports organizations in town who have expressed their expectations that the logo will be similar in color to the original logo that was removed from the front of the building. The original Sachem logo will be reinstalled in the High School gymnasium. The Committee felt that the opaque graphic logo was a good compromise. Installation of the new logo will take place over the summer. The cost of the installation is under discussion.

On a Motion by Charles Tseckares, seconded by Brendan Driscoll, it was moved and seconded to accept the image as presents. The Motion was unanimously approved.

3. **Deliverables:** There were no deliverables for review.

4. **Energy Costs:** Bob shared his calculations with the committee regarding the high energy costs of the project. He indicated that the culprit for the high costs was the electricity used during construction. The reason for using electricity was because a gas supply was not available. The Committee discussed installing sub-meters at the multiple modular units to allow for accurate tracking of the energy being used. Mr. Nixon shared his concerns that the high energy costs will impact the FY18 School Department budget and suggested it would be in the best interest to have the information for review and do our due diligence.

5. **Invoices:** Copies of the Memorandum from Town Manager, Richard Howard, to the EFPBC dated May 18, 2016 regarding invoices and spending authorizations was distributed and

EFPBC May 18, 2016 Meeting Minutes

reviewed (Attachment #2). The Town Manager recommended that the Committee take favorable action on the invoices and spending authorizations.

Payment Authorizations: **VO Elementary School Project**

Skanska USA	Invoice #1315839-000-12715-18	\$ 6,570.00
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Payment Authorizations: **Winchester High School Project**

Skanska USA	Invoice 1312805-PDS-12709-45	\$ 101,781.12
SMMA	Invoice 0044766	132,092.16
Consigli Construction	Requisition # 22	2,153,222.80
MBTA	Invoice 031885	250.00
Briggs Engineering	Invoice 82885	722.00
Briggs Engineering	Invoice 82984	600.00
Triumph Modular Inc.	w/o # 33535	1,500.00
Triumph Modular Inc.	Invoice 34758	13,000.00
Triumph Modular Inc.	Invoice 34759	10,000.00
LCN	Invoice 23587	57,742.00
Sam Tell Companies	Invoice 423751	6,763.16
JourneyEd	Invoice 10106686	503.51

Spending Authorizations:

Winchester High School Project

Creative Office	FF&E Quote	\$ 508.00
Creative Office	FF&E Quote	873.12
WB Mason	FF&E Quote	11,244.00
Office Resources	FF&E Quote	1,123.31
Wenger	FF&E Quote	3,921.95
ProAV Systems	Tech FF&E Quote	131,777.00
LCN	Tech FF&E Quote	65,918.61
Apple, Inc.	Tech FF&E Quote	142,633.31
Valley Communications	Tech FF&E Quote	20,354.72

On a Motion by Brendan, seconded by Charles it was moved and seconded to approve the Payment Authorizations and Spending Authorizations as outlined the Town Manager's Memorandum to the EFPBC dated May 18, 2016 (Attachment #2). The Motion was unanimous approved.

6. ***Approval of Minutes:*** There were no meeting minutes reviewed or approved.

EFPBC May 18, 2016 Meeting Minutes

The Committee agreed that it is very importance of having operation staff with the proper technical ability and training to operate of all the new systems at the high school on a day-to-day basis and in the event of failure. The Committee also stressed the importance of having the Board of Selectmen and Town Manager be aware of this need as well. Jim Dowd stated that he has been in contact with Pete Lawson regarding this and Pete reported that a HVAC specialist will be on board.

The Committee discussed the possibility of hiring directly a building operations engineer/manager trained not only in HVAC but all the new technology systems in the building.

7. **Next Meeting Date:** The next EFPBC meeting is scheduled for June 1, 2016 in Town Hall.
8. **Adjournment:** The meeting adjourned at 7:28 PM.

Respectfully Submitted,



Donald E. Cecich
EFPBC Secretary

Attachments:

1. Skanska Meeting Agenda including SMMA's Rendition of White Opaque Graphic on Sachem Decal.
2. Memorandum from Town Manager dated May 18, 2016 regarding Payment and Spending Authorizations.

Mawn, Patti

From: Lance Grenzeback <lgrenzeback@comcast.net>
Sent: Thursday, July 28, 2016 5:44 PM
To: Mawn, Patti
Subject: Fwd: NO to Forest Ridge Residences!

Patti: Please make copies for the Board and the record file. Thanks.

Begin forwarded message:

From: "Tina L Quick" <tinaquick@comcast.net>
Date: July 28, 2016 at 5:18:29 PM EDT
To: <lgrenzeback@comcast.net>, <powers.s@comcast.net>, <mbettencourt@winchester.us>, <jwhitehead@winchester.us>, <d.errico@comcast.net>, <townmanager@winchester.us>, <djerius@gmail.com>, <ecregger1@aol.com>, <meister.maureen@gmail.com>, <tseckares@cbtarchitects.com>, <jwelch27@outlook.com>, <bszekeley@winchester.us>
Subject: NO to Forest Ridge Residences!

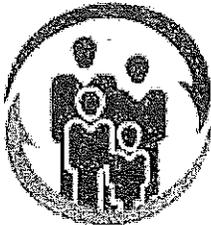
Dear All,

I am writing to you to express my concerns for the proposed 296-unit apartment building on Forest Circle. I believe this project would have significant negative impacts to our neighborhood. Besides several varied safety concerns, I am particularly concerned about the already congested Forest Street traffic I see every day during rush hour.

I live exactly one-half mile from the Park Street traffic light in Stoneham and the traffic is backed up past my house and often beyond the turn off to Highland Ave. beginning around 4:30 every weekday. Depending on the time of day I have to carefully think through how to route my travel as it could take as long as 10 minutes to firstly get out of my drive (a left hand turn) to go to 93 and then to get past the congested intersection just one-half mile away. This has been an ongoing issue and I, in fact, wrote to the Stoneham Town Hall a few years ago asking for solutions to the congestion. I fear the new apartment complex would make this traffic congestion even worse.

I sincerely hope the Winchester Board of Selectmen and the Winchester Planning Board will take my and other Winchester residents' concerns seriously and not burden an already congested area. Please take concerns over safety, blasting, drainage and flooding into consideration when voting on this project.

Respectfully,



Tina L. Quick

International Family Transitions

166 Forest Street
Winchester, MA 01890
+1 781-369-1066
+1 781-439-8490 (cell)

Mawn, Patti

From: Grenzeback, Lance
Sent: Thursday, July 28, 2016 5:37 PM
To: Rachel Roll
Cc: Powers, Steve; Bettencourt, Michael; Whitehead, Jim; Town Manager; d.errico@comcast.net; Mawn, Patti; Mark Bobrowski
Subject: Re: Proposed Forest Ridge Residences

Rachel:

Thanks for your note. We are looking into the ownership and sale arrangements for all the parcels involved and intend to flag any irregularities and outstanding issues in the letter.

Patti: Please make copies for the Board and the record file.

Regards

On Jul 28, 2016, at 1:55 PM, Rachel Roll <rkroll@rkroll.com> wrote:

Dear Chairman Grenzeback and members of the Board of Selectmen,

I have previously sent you a letter outlining the problems I found in the application for the Forest Ridge Residences. I would like to make another point regarding that application, and the fact that the buyers are not listed as applicants. The application asks if the applicant has been a defendant in a lawsuit, with the answer of no. While this may be true for Krebs, it is not true for the buyers. A quick public records search of Mass. Superior Court shows 3 lawsuits brought against the Marinos. Two of these have been from the seller, and one is a construction related lawsuit. We are very concerned about this "concealing" the true buyer/applicant. It would be a nightmare for the town if this project were to be started, and then abandoned. The Krebs organization has no track record to rely on, and the buyers are not being transparent about their involvement in this project.

I feel that this is a very important point to include in your letter to MassHousing.

Sincerely,

Rachel Roll

7 Forest Cir.
Winchester, MA

**PUBLIC INFORMATION SESSION -MCCALL MIDDLE SCHOOL FOREST
RIDGE RESIDENCES
TRAFFIC STUDIES**

- a. CHISHOLM RD /FOREST STREET – During the commute hours there is a daily traffic back up going from Chisholm Road Winchester to Park Street in Stoneham (approximately $\frac{3}{4}$ of a mile from Chisholm Road). The autos and trucks are bumper to bumper. Most of the time the traffic line during these commuter hours extends further down the Hill from Chisholm Road. On some days it is close to Washington Street. Also there is traffic congestion at the Stop Sign intersection of Highland Ave and Washington Street. The traffic on some days extends to the Hospital at the top of the Hill. If there is Winter Storm traffic can be seen for hours beyond the normal commute times.

It is difficult traveling toward Stoneham, but it is also difficult to make a left hand turn to get to Washington Street or Highland Ave. You have to wait for a driver to let you through. You also have difficulty seeing what is coming from the other direction because the oncoming traffic has been blocked by your uphill view which can be blocked by traffic. .

- b. FREQUENT EMERGENCY VEHICLES TRAVELING TO THE HOSPITAL
There are Ambulances traveling to the Hospital on a frequent basis. Traffic congestion will create severe problems for these vehicles. The hospital also has a very active bus system taking people to the Hospital from the parking lots on Washington Street and returning.
- c. THE FOREST RIDGE RESIDENCES- If completed as planned, hundreds of additional vehicles would be thrust onto a massive traffic congested roadway at a critical location at critical times.

James O'Neil
9 Chisholm Road
Winchester, MA 01890

Mawn, Patti

From: Cafarella, Jennifer
Sent: Monday, August 01, 2016 8:33 AM
To: Mawn, Patti
Subject: FW: Winchester Board of Selectmen Meeting July 27, 2016
Attachments: Meeting 07-27-16 FOREST RIDGE RESIDENCES.doc

From: JAMES E O'NEIL [mailto:james.oneil2@verizon.net]
Sent: Friday, July 29, 2016 1:27 PM
To: lgrenzeback@comcast.net; powers.s@comcast.net; Bettencourt, Michael; jwhitehead@wincgester.us; d.errico@comcast.net
Cc: Town Manager
Subject: Winchester Board of Selectmen Meeting July 27, 2016

Winchester Board of Selectmen,

Thank you for listening and considering our public concerns in this matter on July 27, 2016.
Attached is my presentation on traffic.

Thank you for your attention and cooperation this matter.

James E. O'Neil
9 Chisholm Road
Winchester, MA 01890

Docket Item
I - 5:
August 8, 2016

CARL H. BOERNER
419 HIGHLAND AVENUE
WINCHESTER, MASS. 01890

July 27, 2016

RECEIVED
2016 JUL 32 PM 1:14
TOWN OF WINCHESTER
TOWN MANAGER
BOARD OF SELECTMEN

Mr. Lance Grenzeback
Winchester Board of Selectmen Chairman
Winchester Town Hall
71 Mount Vernon Street
Winchester, Mass. 01890

Subject: Potential New Town Bylaw
Noise Regulation

Dear Mr. Grenzeback

In the Thursday July 14, 2016 Winchester Star there was an indication that the Winchester Board of Selectmen would be considering a new Winchester Bylaw to create guidelines, restrictions and limitations on noise levels in Winchester. It is about time for this consideration and a positive determination to go forward with the creation of a new bylaw.

The leaf blower noise level for those of us fortunate enough to be at home during the day as opposed to those double income Winchester residents who are at work during the day has become unacceptable and intolerable. It is imperative that the Winchester Board of Selectmen proceed with the development of a noise level bylaw.

I remember when the "7:30 whistle" was stopped because of the decibel level of its sounding. I still miss the old "7:30 whistle"; in many ways it marked the start of the day. I believe that the leaf blower decibel noise level at the adjacent property lines are well in excess of the decibel level of the "7:30 whistle" when it was shut down for excessive noise albeit for a limited number of residents living adjacent to the "7:30 whistle". Additionally the whistle only lasted a few seconds whereas the leaf blower noise occurs throughout the town and lasts for significantly more than a few seconds and impacts, I believe, a greater number of Winchester residents.

While creating a bylaw for the control of noise level is a good start, the bylaw should also include guidelines, restrictions and limitations on the dust or the number of air suspended particles created by the use of leaf blowers. I believe there is a correlation between the amount of dust created by the leaf blowers and the number of children with asthmatic pulmonary issues. To further my dust point, there are times when the street side visibility is limited by leaf blowing activities and these activities often result in more fine particles curb side that are not collected by the leaf blowing operators. These fine curb side detritus particles result in a greater need for street sweeping and/or a greater amount of solids being introduced into the Winchester storm water drainage system.

While I am at it an additional item that the new bylaw could address is how landscapers park their vehicles and trailers. On narrow streets and some wider streets, read Everett Avenue, the width of the street can be reduced to less than two travel lanes by the way the vehicles and trailers are parked and the quantity of parked vehicles and trailers. Additionally it would also be desirable to investigate the velocity with which the landscapers traverse the Winchester streets, avenues and roads.

Good luck to you, Winchester Selectmen, in addressing some or all of the above. It could turn out to be as contentious as downtown parking.

Very Truly Yours

A handwritten signature in cursive script, appearing to read "Carl H. Boerner".

Carl H. Boerner

File:Selectmans Noise Bylaw Letter 072616



Town of Winchester

Richard C. Howard,
Town Manager

Docket Item:
I - 6:
August 8, 2016

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

August 1, 2016

Mr. Kenneth D. Tarbell
8 Spalding Road
Stoneham, MA 02180

Dear Mr. Tarbell:

The Town Manager / Board of Selectmen Office is in receipt of your request to purchase burial plots in Wildwood Cemetery. The Rules and Regulations for the operation of Wildwood Cemetery allow "former, long-time residents of ten years or more, with proof of that residency, to purchase up to two graves, one double-depth or two-single-depth side-by-side graves) at double the prevailing price". This condition applies to the purchase of Columbarium Wall niches as well.

Enclosed for your review is the current price structure for in-ground graves, Columbarium Wall niches, and in-ground niches. Please contact the Wildwood Cemetery Office if you decide to go forward with this purchase.

Very truly yours,

Richard C. Howard,
Town Manager

RCH:pcm

cc: Board of Selectmen

enclosure

Docket Item:
I - 7:
August 8, 2016

To: Winchester Board of Selectman

- Lance Grenzeback, Chairman: lgrenzeback@comcast.net
- Steve Powers: powers.s@comcast.net
- Michael Bettencourt: mbettencourt@winchester.us
- Jim Whitehead: jwhitehead@winchester.us
- David Errico: derrico@comcast.net

From: Paul Fitzgerald and Elizabeth Gould Fitzgerald, 197 Forest St. Winchester MA.

SUBJECT: Forest Ridge Development

CC: Town Planner, Brain Szekely: bszekeley@winchester.us
Town Manager Richard Howard: townmanager@winchester.us

Winchester Planning Board:

- Dlab Jerius: djerius@gmail.com
- Elizabeth M. Cregger: ecregger1@aol.com
- Maureen I. Meister: meister.maureen@gmail.com
- Charles N. Tseckares: tseckares@cbtarchitects.com
- Jacqueline A. Welch: jwelch27@outlook.com

Michael S. Day: Michael.Day@mahouse.gov

State Senator Jason Lewis: Jason.Lewis@masenate.gov

August 2, 2016

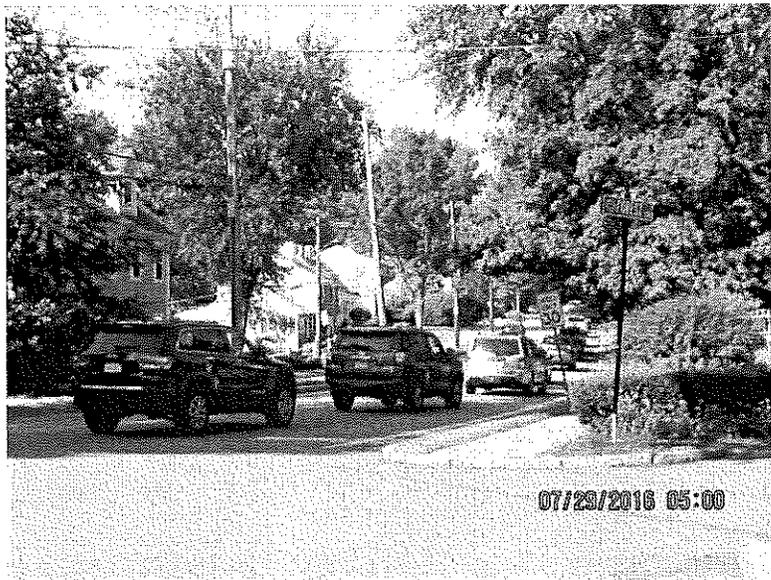
Dear Messrs. Grenzeback, Powers, Bettencourt, Whitehead and Errico

Thank you for the opportunity to present my neighborhood's concern about the proposed Forest Ridge 40B development at the special information session of the Winchester Board of Selectman on July 27.

To summarize my statements to the board:

1. The 13.4 acre site off Forest Circle is not suitable for any development scheme that has been presented to date, let alone a massive development that would degrade the safety and character of the neighborhood and the town. The development proposed by Justin D. Krebs of Steve Belkin's Trans National Properties is environmentally and socially irresponsible. This massive 40B project poses an existential threat to both Winchester and Stoneham. The property is barely accessible from Winchester and must be accessed from Stoneham. Since the residents would live in Winchester, it is unacceptable to expect Stoneham to absorb effectively ALL the traffic this massive Winchester project would generate. It is adjacent to the Middlesex Fells Reservation and a bridge must be built to supply access over wetlands for 296 units of housing and parking for 473 cars in what is now a single family residential neighborhood. The garage alone is enough to traumatize

the neighborhood and create an environmental nightmare. TOGETHER WITH THE ADJOINING 298 APARTMENTS ON 15-16 ACRES IN THE SOON TO BE COMPLETED FAIRFIELD RESIDENTIAL AT 220 FALLON ROAD STONEHAM, the entire complex will represent an unimaginable threat to the fragile Middlesex Fells and



Forest St. at Forest Circle 5 pm

surrounding neighborhoods by THIRTY NEW ACRES of blasted ledge, industrial concrete foundations and asphalt pavement. Among a long list of deficiencies the most basic are severe traffic issues on Forest St., the narrow roadway on Forest Circle, the inability of more than one vehicle to pass at a time and severe issues regarding drainage and flooding that are unresolvable. As it is, traffic begins to back up in front of our house at 197 Forest St. at 4 p.m. on a daily basis.

2. The Forest Circle/Forest St. community and adjoining neighborhoods stretching from the Stoneham line to Sunset Rd., Highland Avenue and Washington Street are not served by any existing park or playground. Leonard field on Washington Street is the nearest park and that lies nearly a mile from Forest Circle down numerous heavily trafficked cross streets. When our children were young it was our back yard on Forest Street that served as the soccer and baseball field for the neighborhood. Where would the 150 or so children from this development play? What would the quality of life be in a neighborhood now literally doubled in size with no potential for parks, recreation or public transportation?
3. The corner of Churchill Rd. and Forest St. as well as Forest St. and Laurel Hill Rd. (Opposite Forest Circle) has been the site of numerous accidents, especially in bad weather. One winter night a few years ago my wife was nearly killed by a speeding pickup truck as it spun out coming down Forest St. and around the curve at the entrance to Forest Circle. My sister and brother in law were nearly run down at the same spot attempting to cross last Christmas Eve. In our 29 years at this residence we have had dozens of very close calls from speeding cars and in one instance had a car land on our front lawn after failing to negotiate the curve. There are no crosswalks or blinking warning lights to be found on Forest Street from the Stoneham line to the intersection of Washington St., not even at the busy traffic island at the foot of Highland Avenue leading

to Winchester Hospital. What sidewalks we have are in decrepit condition and are hazardous in good weather from cracks and tree root damage. They are virtually impassable in winter and do not extend to Forest Circle where there are no sidewalks at all.



What lies beneath Polk Road 1956



What lies beneath Polk Road 1956



What lies beneath Polk Road 1956

4. All properties below the Fells elevations suffer from severe water drainage issues. I keep three spare sump pumps on the shelf in my basement in addition to the one active pump and have on more than one occasion over the last 10 years used all four in various locations during heavy rainfalls. On these occasions the back yard is half submerged. As you can see above in the 1950s photos of my next door neighbor's front yard at 5 Polk



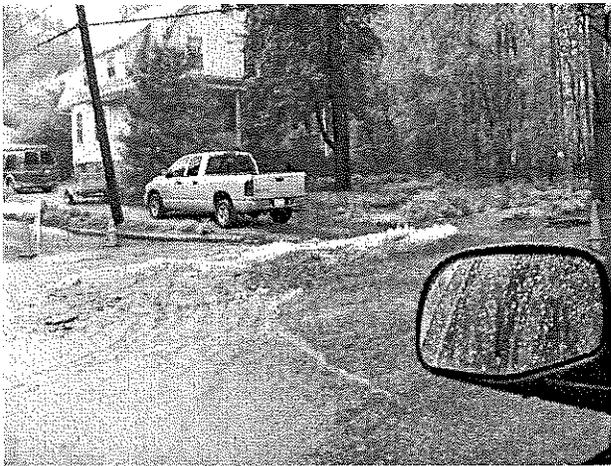
Road, the neighborhood is built on wetlands and periodically returns to them. The entire area sits on ledge over underground springs which can come to life in short order.

Highland at Forest St.



Dana at Forest St.

I have witnessed geysers exploding out of the rock at the intersection of Highland and Forest and overflows at storm drains on the way to the Aberjona at the intersection of Sunset Rd. and



Highland at Forest

Washington Street. Homes on Forest Circle sit atop underground streams that can become rivers in heavy rain. My next door neighbor's basement and sunken driveway at 201 Forest St. have been submerged during similar storms and remained that way for weeks. A recent home renovation on Forest Circle required \$35,000 in water remediation before being brought to market and it didn't stop the flooding from returning. Altering the ledge in any way upstream and certainly by blasting at Forest Ridge will bring further untold hardship and dislocation to this neighborhood.

5. The developer, Krebs Investor Group, a subsidiary of Steve Belkin's Trans National Properties is a private equity company which specializes in real estate investment. Will anyone at Mass Housing investigate - whether a 40B development intended to address the lack of low income housing - will be the vehicle for a "Buy to Let" investment scheme to be marketed on Wall Street or internationally? Will these 296 units ordered under the state 40B mandate be marketed as a private REIT Real Estate Investment Trust with a guaranteed return on investment?

6. Another issue that seems to have escaped scrutiny regarding 40B rental housing is its growing potential use for Airbnb rentals. An issue has recently been raised by Senator Elizabeth Warren whereby the Airbnb rental industry scoops up all available apartment low income rental space and sells it for a premium. 296 apartments abutting the Middlesex Fells reservation at the entrance to route 93 would provide an ideal hotel-like medium for Airbnb short term rentals at the expense of long term residency. Are there any studies regarding Airbnb's negative impact on the effectiveness of mandated 40B housing?

7. Mass Housing is a State entity whose mission is to ensure that towns comply with a state mandated requirement for affordable Housing. Mass Housing's mandate is not to DESTROY the viability of neighborhoods or the safety of neighborhoods or create financial windfalls for private equity companies, but in the case of Forest Ridge Development, Mass Housing is ignoring a wealth of previously documented evidence that this 40B development at this site will result in a catastrophe for the neighborhood and the town. The evidence that Mass Housing is biased in favor of developers at the expense of towns and neighborhoods is evidenced by the fact that Mass Housing allowed a proposal for Forest Ridge to be passed onto the town of Winchester that is incomplete, filled with inaccuracies and in some cases outright misinformation. Mass Housing is therefore in conflict with its own mission. At a time of severe fiscal restraints on towns and cities, expanding school budgets and desperately needed infrastructure improvements in our neighborhood alone, to spend precious dollars on legal fees to fight a spurious project that neither Winchester nor Stoneham can afford is nothing less than criminal. That a proposal, which reveals a callous disregard for the genuine needs of the neighborhood and the town, is being taken seriously for evaluation by a state agency is deeply disturbing. It raises serious questions about the validity, legality and judgement of the State's management of the 40B process and calls for an examination, if not an investigation of Mass Housing's process at the Federal level.

This is the third time in recent memory our neighborhood has faced a developer's challenge at this site. The last effort for a subdivision of 12 luxury homes was rejected by the town "WITH PREJUDICE" because the site failed the town's qualifications for safety, storm water drainage and traffic. That this should happen again is not reasonable or ethical and shouldn't be allowed by the state, let alone sanctioned. This effort by the Krebs Group presents an unexpected and existential threat to our town and our community. Every effort must be made to stop it and keep it stopped.

Sincerely,

Paul and Elizabeth Fitzgerald, 197 Forest St. Winchester Ma.

Stevens, Lynn

From: Candace VanderKruik <candace.vdk@gmail.com>
Sent: Wednesday, August 03, 2016 8:58 AM
To: Town Manager
Cc: lgrenzeback@comcast.net; powers.s@comcast.net; Bettencourt, Michael; Whitehead, Jim; d.errico@comcast.net; ecregger1@aol.com; meister.maureen@gmail.com; tseckares@cbtarchitects.com; jweich27@outlook.com; bszekeley@winchester.us
Subject: Forest Ridge Development Proposal
Attachments: Deforest Ridge.docx

Dear Mr. Howard,

Attached is our letter in opposition to the proposed Forest Ridge Development.

With deep concern,
Candace Van der Kruik

To: Richard Howard, Winchester Town Manager

Date: 3 August 2016

Subject: Forest Ridge Development Proposal

The proposal for the Forest Ridge Development is not just "inappropriate"; it is a hideous proposal for such an overwhelmingly large multi-unit dwelling for that particular area. The mere size and the location of it present all kinds of negative and potentially harmful impacts on the environment, the immediate neighborhood, and the towns of Winchester and Stoneham. To call this development Forest Ridge is a mockery. Instead, it should be named DEFOREST RIDGE for all the hundreds of trees that will be removed in order to begin the construction of this monstrosity. That is where I will begin the long list of harmful and negative impacts:

Negative impact on the wetlands and drainage

With the removal of hundreds of trees, there will no longer be that huge network of roots to absorb water. Where will all that water from heavy rains and melting snow go in an area where drainage and flooding is already a big problem? Ledge does not absorb water. It will end up in basements of homes at the base of this development.

Negative impact from blasting near wetlands

Since this is an area which includes wetlands, blasting of large amounts of ledge known to be in that area is bound to affect drainage from the wetlands. In addition to blasting, the proposed construction of a bridge over the wetlands seems a feeble attempt to protect those wetlands, and may actually add to the disruption of that terrain and the water drainage.

Negative impact of water drainage through contaminated land

There has been no evidence that hazardous waste material dumped on this site years ago has been removed. Consequently, this material has been able to disintegrate somewhat. Blasting of ledge around this material could disrupt and disperse this material thereby exacerbating the risk of becoming part of the drainage and run off. Furthermore, it has been stated that the wetlands of this area ultimately feed into the North Reservoir. If so, truth of the existence of hazardous waste material must not be ignored. There appears to be DECEIPT on the application since it answers "No" to questions regarding hazardous waste or material on the site, but there is documentation from Town and State officials regarding dumping of such materials at this site 20 to 25 years ago.

Negative impact on traffic

The main access for Forest Ridge will be Fallon Road in Stoneham. When fully occupied, there will be a large number of occupants of Forest Ridge with a 450 plus capacity parking lot for cars. This will be in addition to a large apartment building presently under construction in Stoneham also using Fallon Road as their main access to Rte. 93 and other main roads, including Forest St., already heavily trafficked. The traffic stresses on Fallon Road, Park St, Forest St. and North Border Road will be very significant. Such traffic stresses are a prescription for accidents.

Negative impact on emergency safety

The proposed Emergency Access Road from Forest Ridge to Forest Circle would be laughable if not for the fact that it is preposterous. To begin, Forest Circle is an extremely narrow "country" kind of road literally allowing only one car to pass at a time. From that very narrow road would be the Emergency Access Road, which presently is no wider than a cow path. Add to that the steep incline in terrain that the access road would need to make in order to reach the development. For fire trucks to navigate this route would be next to impossible.

Negative impact on pedestrian safety

There is no public transportation for this isolated Forest Ridge development on a hilltop in the far northeast corner of Winchester. Pedestrians will need to either walk Fallon Road or the Emergency Access Road in order to reach any main streets, and still no immediate public transportation. The Emergency Access Road will not only become a pedestrian thoroughfare but also an alternate route for frustrated drivers trying to avoid the bottleneck of traffic on, and around, Fallon Road. It would be naïve to think otherwise. Imagine this situation in poor weather conditions. Bear in mind that many of these pedestrians could be children.

Negative impact on sewerage removal, utilities, and service needs

Considering such a huge multi-unit dwelling with a high density of people, there will be undue stress on the needs for utilities and services provided by the town of Winchester. Just sewerage disposal alone is a serious issue. All these needs are provided by the Town of Winchester, the police, the fire department and the school system, not to mention the need to bus students to their respective schools. The buses will need to cross into Stoneham, use their roads including Fallon, and be dependent upon Stoneham for the maintenance of those roads. Certainly I can foresee the development of hard feelings between adjacent towns and those feelings are very reasonable but also counterproductive.

Negative impact on homes adjacent to Forest Ridge development and surrounding neighborhood

Let's begin with blasting of huge amounts of ledge. That blasting could compromise the integrity of the homes closely adjacent to this site, threatening cracks in their walls and foundations. Many of these homes are new and in the process of construction. Good Luck to those home owners for any compensation or even addressing the possible ill effects.

Though this is hardly the concern of the seller of this land or the developer, those home owners in close range of this proposal bought their homes with the hope and dream of owning a private home in a quiet and private and intimate neighborhood adjacent to conservation land, wetlands, and nature. Imagine the difference with a five story, 296 unit development on 13 acres of land, with an additional population of up to 1000 humans, looming over them within spitting distance of their back yards.

If I was a contractor, I would stop any further construction of private homes in this area and abort what I had considered for the future. If I was a home owner, I would want to sell and get out of that area. If I was a perspective buyer in Winchester, I would never consider this area. All because of this development....too huge, too inappropriate, too out of character, too encroaching, and too harmful in this confined area. All to say, the effect on property values in this neighborhood would drop considerably and many people would suffer by it.

So, who does this development really serve? The seller of this land? The developer of this land? Certainly not the people there now, nor even the town of Winchester. For this Forest Ridge development proposal to have even been considered, it had to have included the 40 B accommodation. Otherwise, this proposal would have never seen the light of day. It is an obscene abuse of the 40 B bylaw intent to be used by the developer as a means by which that developer, in collusion with the seller, can build a totally inappropriate and harmful structure with far reaching negative impacts. The only people served by this construction are the seller of this land and the developer who will line their pockets at the expense of so many who will suffer. It is understood that affordable housing is needed. But, in truth, this proposal's purpose is not about that. It is all about greed and finding good "loop holes" to expedite that greed.

Thank you all for the consideration of this letter, with hopes shared by many neighbors, that this Forest Ridge Development proposal will be denied.

Candace & Ron Van der Kruik

193 Forest St. Winchester

cc:

Winchester Board of Selectmen

Winchester Planning Board

Winchester Town Planner

Katharine Lacy, Monitoring and Permitting Specialist, MassHousing

Mawn, Patti

From: Grenzeback, Lance
Sent: Wednesday, August 03, 2016 9:51 AM
To: Mawn, Patti
Subject: Fwd: My thoughts on Forest Ridge Development.

Patti: Please make copies for the Board and record file. Thanks.

Begin forwarded message:

From: Lisa Ouellette <lisa.marie.ouellette@gmail.com>
Date: August 3, 2016 at 8:35:59 AM EDT
To: <lgrenzeback@winchester.us>
Subject: My thoughts on Forest Ridge Development.

Hi there,

I was unable to attend the meeting last week so I wanted to share my thoughts on email.

I live at 4 Churchill Circle, with my husband and 3 young daughters. We bought our house in 2014 but the transaction almost didn't happen because of drainage concerns. We have conservation planned drainage on our property. We have a storm drain at the top of our driveway that pulls all the run off from our cul de sac and funnels it down our side yard via a clay pipe then out to a retention basin on our far back yard. There is a spill over channel that moves additional run off to the neighbors retention pond. Any storm water beyond our two ponds would then flow down to a small Brook and beyond that the homes in the cul-de-sac on Sunset Road.

It was almost impossible to fully understand how much water pools up until you see a large storm. Thankfully it drains quickly but it doesn't drain in an instant. A child can drown in an instant. Every time it rains I've created a massive swimming pool in my unfenced backyard. Our neighborhood is full of children – curious children who would be fascinated if left unattended on their own property to all the sudden see a giant pond form where they previously was none. I pray every time the pond forms that nothing tragic happens but it is a great concern to me. If this development is approved it will push even more water into my pond I will pressure the town to do two things.

1) accept Churchill Road as a public road in Winchester and claim ownership of this pipe. If this development pushes more water into our cul-de-sac and my pipe gets more use I suspect that will limit the lifetime of what I have buried under my private property. Currently as I understand it this pipe is my responsibility. The pipe was put in when the cul-de-sac was created in 1999 and it had a very specific job to do. That function will change if we have additional run off from above. We are almost exactly opposite the access road proposed.

2) remove the pipe entirely and re route the drainage down Churchill Road. Recently our neighbor on Churchill Road was also asked to put in a pipe – he did so at the request of the conservation committee when connecting his house to his garage however his pipe now drains into my pond. Many people are suggesting that the water from the 40 B would just drain straight down Church Hill Road – some of this could be caught up in this other new pipe that feeds into

mine. I not responsible for triaging the entire drainage of Winchester Highlands.

I think this is a very valid concern – it's something that I want to follow closely – I would love to take pictures for you but as you know we are in a drought. Happy to take pictures of the pipe and how everything flows together or welcome anyone to come out to my property and have a look especially if it helps the cause.

Thank you and I hope we can all be successful in fighting this development!

Lisa Ouellette
617-817-1045

Sent from my iPhone

From : Nassim Fotouhi

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Forest Circle

Winchester, MA 01890

Dear Winchester Board of Selectmen

Lance Grenzeback, Chairman, Steve Powers, Michael Bettencourt, Jim Whitehead, David Errico,

Dear Winchester Planning Board

Diab Jerius, Elizabeth M. Cregger, Maureen I. Meister, Charles N. Tseckares, Jacqueline A. Welch

And Town Manager: Richard Howard and Town Planner: Brain Szekely

I am writing to you to voice my deepest concerns about this project. This location is absolutely NOT the location for such a project.

Not good for low income folks:

1. No public transportation : When my parents visit and stay with me for a couple of months, they are trapped in the house, since they don't have a car. There is no public transportation nearby, so they usually have to walk an hour to down town Winchester to get the train to be able to go anywhere.
2. No shopping center : There is no close by option for food and grocery shopping, and so my parents would have to wait for me to get home to drive them to a grocery store, since there is nothing nearby for them to pick up something quick.

So this location will not be a fair and desired location for low income people who do not have means for transportation.

Not good for Winchester residents:

1. Traffic :
Currently traffic backs up from around 4pm till close to 8pm on Forest Street. So this addition will make that problem unbearable. Also two cars cannot pass side by side on Forest Circle. Usually one will have to wait and pull over to the side for the other to pass. So it will be impossible to make this work, if any more cars get added to this situation.
2. Impact to the environment :
When my house and my neighbor's house were built, since we are on top of the hill, the issue of flooding and drainage became a big problem for our neighbors across the street. Every time it rains, our driveways become rivers and water floods down to their basements and yards. Before our houses, the land was able to absorb the rain water. So if this Forest Residents

project goes forward, it will make this problem tenfold, since they will be replacing wet lands with asphalt and concrete and thus creating a nightmare for the Forest Circle residents across the street from them.

3. Safety and emergency vehicles :

In July 2005, we had a fire at our house. The fire engines had a hard time getting and fitting in Forest Circle and worst of all, they could not get up my driveway and this was in ***July*!!!** Imagine if the fire had happened in December or January or February. There would be no way for the fire trucks to be able to come up the drive. Now the plan is to make Forest Circle the entry place for emergency vehicles? This would be impossible. The angle of the road and the slope of the street will not allow any large vehicle to be able to navigate up to get to the complex.

Not good for Stoneham residents:

1. Traffic :

Not only traffic will be unbearable for Winchester, it will also be unbearable for Stoneham. Stoneham will need to get the brunt of the traffic, because the road to Fallon is going to be the ***primary*** road. So that means all of these Winchester residents will have to go thru Stoneham to get anywhere. That is not fair to Stoneham residents.

2. Safety and emergency vehicles :

Again since Stoneham is the closet town to this complex, it will mean that it really is going to be Stoneham that will be answering the call to all emergency situation. From fire to ambulance to anything else, the town of Stoneham is the closet town to this complex and so the burden will fall on them to respond to emergency situations. Again not a fair situation.

3. Impact to the environment :

Just like Winchester that will have to give up some of wetlands, Stoneham will have to give up a huge portion of their wetlands to allow for this complex. I am hoping that the forest and land conservancy will have a say on the impact of this to our environment.

Thank you for listening and forwarding this letter to Mass Housing for consideration.

Nassim Fotouhi
nassim@progress.com
Senior Engineering Manager
QPE, Build and Release Team

 **Progress**

14 Oak Park
Bedford, MA 01730
781-280-4902

**Winchester Public Schools
Winchester, Massachusetts**

School Committee

August 9, 2016

Tour of Winchester High School 4:00 p.m.

**Regular Meeting 6:00 p.m.
Parkhurst School**

- I. Call to Order
- II. Public Comment
- III. Reports and Discussion Items
 - A. Discussion of Charter School Ballot Question
 - B. Policy Subcommittee: Review of Draft Field Study Policy
 - C. Final Review: Subcommittee and Liaison Assignments
- IV. Chair Report
- V. Superintendent Report
- VI. Action Items:
 - A. Vote to Approve: Superintendent's Goals
 - B. Vote to Approve: En Ka Society Grant to McCall
 - C. Vote to Approve: School Committee Minutes
- VII. Future Agenda Items
 - A. Athletic Fees/Transportation
 - B. District Goals 2016-2017
 - C. Three-Year Master ADA Plan
 - D. Master Plan Discussion
 - E. Approval of Italy Field Trip
- VIII. Next Meeting Dates
 - A. August 24, 2016 (workshop)
 - B. September 13 and 27, 2016
- IX. Adjournment