



# 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, September 26, 2016

## CONSENT AGENDA

### Docket Item H - 1:

One Day Alcoholic Beverage Licenses:

- Vincent Lombardi for Summer Shack – October 6, 2016 at Wright Locke Farm;
- Gail Freeman for Studio on Common – October 6 and 27, 2016 – Studio on the Common;
- Tom Sevigny for Winchester Historical Society – Oct 15, 2016 – Sanborn House;
- Wright-Locke Farm Conservancy – Oct. 1, 7 and 14, 2016 – 1827 Barn;

H - 2: Approve / Correct Meeting Minutes for August 29, 2016

H - 3: Acceptance of Donation: Bridgewater Picture Finance, LLC – \$5100 for filming *Bridgewater* in Winchester

H - 4: Approve use of Chefalo Park on Friday, September 30<sup>th</sup> from 4 PM to 8 PM for First Baptist Church barbecue / picnic

### Supporting Documents:

H - 1: One Day License Applications

H - 2: Meeting Minutes for August 29, 2016

H - 3: Letter from Town Manager w/filming conditions;  
Copy of check submitted to Town.

H - 4:

Action Required: VOTE to approve Consent Agenda.



# Town of Winchester

Richard C. Howard,  
Town Manager

Docket Item:  
H - 3:  
September 26, 2016

townmanager@winchester.us

September 12, 2016

Jimmy Luc  
Assistant Location Manager  
Bridgewater Picture Finance, LLC  
26 Howley Street  
Peabody, MA 01960

Dear Mr. Luc:

This letter shall confirm my approval of your request to film in Winchester on September 19, 2016 in connection with the filming of *Bridgewater*. Permission is subject to the following conditions:

- 1.) Provision of a \$1million general liability insurance policy naming the Town of Winchester as an additional insured;
- 2.) Detailed officers to be coordinated with the Winchester Police Department;
- 3.) Letters delivered to all residences in the area detailing traffic disruptions during the week;
- 4.) Parking plan to be consistent with your handout at the meeting on Friday, September 9, 2016 (use of West Side Field Lot: September 17-20, Church Street area: September 18-20)
- 5.) Fees to be paid to the Town of Winchester

Gift to the Town of Winchester	\$5,000.00
Department of Public Works – water for trailers	100.00
TOTAL	\$5,100.00

Police detail expenses will be billed separately.

Please submit a binder as evidence of insurance to the Town of Winchester prior to Friday, September 16, 2016. Payment should be received by Monday, September 19, 2016. I wish you the best of luck with your filming efforts.

Sincerely,

Richard C. Howard,  
Town Manager

/jc

cc: Board of Selectmen  
Peter MacDonnell, Chief of Police  
John F. Nash, Fire Chief

**BRIDGEWATER PICTURE FINANCE, LLC**  
 15760 VENTURA BLVD., SUITE 1020  
 ENCINO, CA 91436

VENDOR	CHECK DATE	CHECK NUMBER
TOWN OF WINCHESTER	09/15/16	001246

INVOICE DATE	INVOICE NUMBER	DESCRIPTION	GROSS	DISCOUNT	NET
09/13/16	CKRQ160913	0917-0919 BSCMP/PRK/PERMIT	5,100.00	0.00	5,100.00
				CHECK TOTAL	5,100.00

DETACH STATEMENT BEFORE DEPOSITING

THIS CHECK HAS A MULTICOLORED BAND AT THE TOP, NOT A WHITE BACKGROUND, WATERMARKS IN PAPER, FLUORESCENT FIBERS, AND MICRO-PRINT SIGNATURE LINE

<b>BRIDGEWATER PICTURE FINANCE, LLC</b> 15760 VENTURA BLVD., SUITE 1020 ENCINO, CA 91436	<b>BANK OF AMERICA</b> ONE BRYANT PARK - 36TH FLOOR NEW YORK, NY 10036	1-32/210 NY	<b>001246</b>
	VENDOR NO. 000760	CHECK NO. 001246	DATE 09/15/16

\* Five Thousand One Hundred Dollars and 00 Cents \* \$ \*\*\*\*\*5,100.00

PAY TO THE ORDER OF

TOWN OF WINCHESTER  
 71 MT. VERNON ST.  
 WINCHESTER, MA 01890

TWO SIGNATURES REQUIRED

*[Handwritten Signature]* MP

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**TOWN OF WINCHESTER  
BOARD OF SELECTMEN MEETING  
Monday, August 29, 2016  
Record**

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

**OPENING**

\*Motion: That the Board of Selectmen adjourn to Executive Session for the purpose of discussing matters related to the following:  
Litigation: Eversource Intervener Status – MGL Chapter 30A §21(a)3  
– 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; Litigation: MGL Chapter 30A §21(a)3 – MS 4 Permit; Asa Fletcher Fund Application – MGL Chapter 30A §21(a)7.

Powers – Bettencourt

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

VOTED.

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

Bettencourt – Powers

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

VOTED.

**Notification of Other Meetings and Hearings**

- ] Monday, September 12, 2016 – Board of Selectmen – Regular Session
- ] Wednesday, September 14, 2016 – Board of Selectmen – Work Session

**Chairman's Comments**

Chairman Grenzeback informed the audience that the Fall 2016 Town Meeting begins on Thursday, November 10, 2016; articles for inclusion in the warrant are due in the Town Manager's Office on Monday, September 26<sup>th</sup> by the close of business.

Chairman Grenzeback also noted that school will be back in session shortly and the hope is that the work at the High School will be cleared up. He wished all a happy Labor Day weekend.

**Selectmen's Comments and Non-Docket Business**

Selectman Powers informed his colleagues that he has had a lot of complaints about Skillings Road and the bump-outs on the High School side of the street. He requested that staff take a look at this as his thought is that when vehicles are parked on the right side and buses are picking up-dropping off, a piece of fire apparatus could not make the turn into the driveway of the school. Town Manager indicated that he will have the project team, the Town Engineer and the Department of Public Works review the area. He explained that the curb line at the front of the building is where parents and school

**Monday, August 29, 2016**  
**Board of Selectmen Meeting**

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1 buses would drop-off and pickup, and does look like it could be problematic. A review will be done to  
2 make sure that the curb line makes sense.  
3

4 **BUSINESS**

5  
6 **Town Counsel Selection Advisory Committee - Introduction**

7  
8 Chairman Grenzeback thanked all of the Selection Advisory Committee (SAC) members for  
9 volunteering their services to the Town. Members of the committee are: Donna Patalano, who will  
10 serve as chair, John Kilborn, Stephen Campbell, Michelle Prior, Alan Macdonald and Wei Han. The  
11 Chairman noted that current Town Counsel, Attorney Wade Welch, will continue to practice law but  
12 will retire as Town Counsel for Winchester. The Board would like all candidates to be screened and a  
13 representative sample brought forward to the Board of Selectmen. He pointed out that Town Counsel  
14 works directly for the Board of Selectmen with the range of legal issues becoming more and more  
15 complex. Town Counsel also advises the Town Manager and other boards as well as providing advice to  
16 Town Meeting.  
17

18 In response to Donna Patalano's question about whether there is a particular nuance of the Open  
19 Meeting Law that the SAC should be aware of, Town Manager indicated that he would provide that  
20 citation to her.  
21

22 Selectman Errico noted that the Town has been especially blessed because in over fifty years, the Town  
23 has had three individuals serve as Town Counsel. He indicated that the model is successful and those  
24 who served wanted to do what was in the best interest of the Town.  
25

26 Selectman Bettencourt also offered his thanks to the volunteers noting that the needs of the Town have  
27 shifted with the Town having been very ably served by Attorney Welch. He noted that Town Counsel  
28 Welch has also managed the myriad Special Counsels utilized by the Town.  
29

30 Selectman Powers thanked the SAC for their willingness to serve and informed each member that they  
31 were the unanimous choice of the Board. He noted that the Board has pretty much eliminated an in-  
32 house counsel, therefore access to Town Counsel services comes through the Town Manager.  
33

34 **HEARING**

35  
36 **Transfer of Beer and Wine Package Store License:**  
37 **Craft Beer Cellars, Thompson Street**

38  
39 Chairman Grenzeback opened the hearing to transfer the Beer and Wine Package Store License for  
40 Craft Beer Cellars on Thompson Street at 8:00 PM. He noted that there have been no objections  
41 received relative to this transfer. The franchisor favors the transfer as well. He questioned whether the  
42 frequent changes in the last few years have been due to a lack of success.  
43

44 Mike Fidler, the current manager at Craft Beer Cellar informed the Board that for personal reasons  
45 and a change in priorities, he is unable to give 100% of himself to managing the business. He explained  
46 that he was fortunate to find David and Amanda Leshowitz to take the reins.  
47

48 Seeing no one in the audience wishing to make comment, Chairman Grenzeback closed the hearing at  
49 8:05 PM.  
50

51 \*Motion: That the Board of Selectmen approve the Transfer of the Beer and Wine  
52 Package Store License from Mike Fidler Inc. d/b/a Craft Beer Cellar  
53 Winchester to Amberghini Inc. d/b/a Craft Beer Cellar Winchester.

Monday, August 29, 2016  
Board of Selectmen Meeting

1 Powers – Bettencourt All in favor. VOTED.  
2

3 **BUSINESS** (continued)  
4

5 **Disability Access Commission Reappointments – Term to Expire August 31, 2019**

6 **Candidates for reappointment: Sahar Ahmed, Agnieszka Jankowski-Durham and Barbara**  
7 **B. O’Connell (alternate member)**  
8

9 \*Motion: That the Board of Selectmen approve the reappointment of the  
10 following individuals to the Disability Access Commission for a  
11 term to expire August 31, 2019: Sahar Ahmed, Agnieszka Jankowski-  
12 Durham and alternate member Barbara B. O’Connell.

13 Powers – Bettencourt All in favor. VOTED.  
14

15 **Council on Aging – Senior citizen Community Service Reimbursement Program**  
16

17 Town Manager explained that the recommendation from the Council on Aging director on behalf of the  
18 Council is that the income and asset level for participation in this program, be adjusted. The program  
19 allows qualified seniors to work in a volunteer employment capacity, earning a \$1,000 credit towards  
20 their real estate tax bill. He recalled that adjustments to these levels have not been made for several  
21 years and management joins with the COA Director in making this recommendation with the hope that  
22 a larger group of residents who may be eligible will participate.  
23

24 Selectman Bettencourt noted that this program has been very successful in the past and this increase  
25 should make it even more successful. Selectman Powers pointed out that the Town gets good service  
26 from this program.  
27

28 \*Motion: That the Board of Selectmen approve the recommendation made by the  
29 Director of the Council on Aging on behalf of the Council as follows:  
30 Maximum adjusted gross income as reported to the Internal Revenue  
31 Service be \$58,000 for a single person and \$73,000 per couple; assessed  
32 property value not to exceed \$850,000.

33 Powers – Bettencourt All in favor. VOTED.  
34

35 **Retiree Health Insurance – Extension of Premium Rate for Post 2004 Retirees**  
36

37 Selectman Powers recalled that two years ago the health insurance premium rate was frozen for post  
38 2004 retirees at a point where at retirement, they were paying 41.5% of the premium, something that  
39 was in line with the State employee contribution rate. This proposal is to once again freeze the rate and  
40 keep the premium contribution in line with State rates until 2019. Chairman Grenzeback recalled that  
41 the slight impact caused to the Town’s Operating Budget by this freeze was absorbed by the Mitigation  
42 Fund.  
43

44 Town Manager informed the Board that as the result of the previous vote taken by the Board, an  
45 allowance has been included in the FY2017 Budget. He indicated that at the end of FY2017, the Board  
46 could vote to continue the mitigation piece again.  
47

48 Selectman Errico questioned whether this rate would be kept in perpetuity at the State level.  
49 Selectman Powers explained that Governor Baker feels that the State should not be involved with  
50 legislating community health insurance plans, leaving premium rates, etc. up to the individual  
51 communities. He indicated that his proposal is an effort at equalization because the State freeze is in  
52 effect for another two years.  
53

Monday, August 29, 2016  
Board of Selectmen Meeting

1 Town Manager indicated that there is talk at the State House regarding reform legislation and some of  
2 the reform legislation proposed ended up being stalled and dying at the end of the session. There has  
3 also been some talk about this legislation being refiled in 2017. Town Manager noted that the big point  
4 of contention was the freeze imposed that keeps all current retirees from having their premium rates  
5 changed. He explained that there is a larger reform discussion about what retirees must do to be  
6 eligible for the health insurance benefit. Those communities that had not voted a change are frozen in  
7 place.

8  
9 Selectman Errico informed his colleagues that while he favors cost savings, this does not seem fair. He  
10 questioned whether the Town would want to do something beyond the two years because when  
11 employees signed up to work for the Town they did not sign up for these changes. Town Manager  
12 indicated that the length of employment is part of the reform. Selectman Powers noted that he has  
13 been advised by Town Counsel that this cannot be done in perpetuity because of the legislation. The  
14 only motion that can be made is the motion that he is going to propose. Selectman Bettencourt pointed  
15 out that the mitigation plan is the result of Selectman Powers' excellent work and this will be a  
16 recurring issue that will have to be addressed from time to time.

17  
18 \*Motion: That the mitigation health insurance plan adopted by the Board of  
19 Selectmen on April 22, 2014, be amended to provide for a retiree health  
20 insurance premium rate of 41.5% for eligible post-2004 retirees  
21 (including all eligible retirees who have retired on or before June 30,  
22 2014) until June 30, 2019.

23 Powers – Bettencourt

24 All in favor.

25 VOTED.

26  
27 HEARING

28 Wine and Malt Package Store License:

29 Frasa, Inc., d/b/a D'Agostino Deli, 9-11 Waterfield Road

30 Present: Attorney Lawrence Murray; Ralph D'Agostino, Michael D'Agostino  
31 Sam D'Agostino and Sam D'Agostino, Jr.

32 Chairman Grenzeback opened the hearing on the issuance of a Wine and Malt Package Store License to  
33 Frasa, Inc., d/b/a D'Agostino Deli, 9-11 Waterfield Road. Attorney Lawrence Murray came forward to  
34 represent the applicants who have been in business in Winchester for thirty-six years. Michael  
35 D'Agostino is the proposed manager for the new license. He informed the Board that retail space has  
36 been doubled at 9-11 Waterfield Road. He noted that this is a family business in the truest sense and  
37 Michael and Sam, Jr. are the second generation working in the business. There is 1700 square feet of  
38 space on the first floor and another 1700 square feet of space in the basement. Sam D'Agostino is the  
39 president of the corporation and a director; Ralph D'Agostino is the secretary of the corporation and a  
40 director. Michael D'Agostino, the manager, is a graduate of Bentley University.

41  
42 Chairman Grenzeback noted that all of the pertinent Town Departments have signed off on this request  
43 and all paperwork is in place. Seeing no one in the audience wishing to comment, Chairman  
44 Grenzeback closed the hearing at 8:29 PM.

45  
46 \*Motion: That the Board of Selectmen approve the application from Frasa, Inc.,  
47 d/b/a D'Agostino Deli, 9-11 Waterfield Road for a package store license  
48 for the sale of wine and malt beverages to be consumed off premises.

49 Bettencourt – Errico

50 In favor: Errico, Bettencourt, Grenzeback

51 Abstaining: Powers

52 VOTED.  
53

Monday, August 29, 2016  
Board of Selectmen Meeting

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1  
2 Review of DRAFT letter to MassHousing: Forest Ridge 40B Development

3 Present: Special Land Use Counsel Attorney Mark Bobrowski  
4

5 Attorney Bobrowski outlined the project area and the application filed by the Krebs Investor Group  
6 LLC. He noted that there is no aspect of multi-family allowed in the C-1 district, which is the zoning  
7 designation for that area in Stoneham. This means that multi-family access / egress cannot be done  
8 through the Town of Stoneham.  
9

10 Attorney Bobrowski indicated that the layout of Forest Circle is not clear nor is there clarity as to  
11 whether it is a public or private road. He explained that he will reserve the right to object with  
12 MassHousing, pointing out that the State Fire Code requires a 20ft. travel lane for apparatus. He noted  
13 that he is also appalled at the distance being proposed for kids to walk to the school bus pick up area  
14 and it is likely that some kids will be walking a half mile to the school bus stop. Bike riding would be  
15 uncomfortable both up and down the very steep access to Forest Circle.  
16

17 Chairman Grenzeback informed the audience that the question has been raised as to whether Forest  
18 Circle is an accepted public roadway. A title search is currently underway.  
19

20 Attorney Bobrowski informed the Board that there is no appraisal document available because  
21 MassHousing has not insisted on its completion. The developer would need eight (8) waivers from  
22 Winchester Sub-division Regulations. Attorney Bobrowski explained that the appraisal should be done  
23 before the project eligibility letter is issued. Any appraiser would have to have MassHousing  
24 certification.  
25

26 The next points discuss the substance of the proposed project. Traffic problems were identified as far  
27 back as 2007. Fire Chief Nash has outlined the calls his department has received to the Parkview  
28 Condominium complex as a comparison, as has Police Chief MacDonnell. The water / sewer  
29 infrastructure has not been thoroughly examined, but the Town Engineer suggests that the Water /  
30 Sewer Department take a look at the inadequate water system on Forest Circle. Town Engineer has  
31 also suggested that the \$2,000 per unit I & I payment be made for each of the proposed units. The peak  
32 runoff rates are likely to increase and the fear is that the groundwater routes will change due to  
33 blasting that would occur. The Conservation Commission reports that the groundwater here feeds the  
34 Town's Reservoir System, and there is no 40B approved in the Town of Stoneham that would allow the  
35 developer to get a waiver of Stoneham's regulations.  
36

37 Selectman Bettencourt explained that this project does not benefit Stoneham in any way however Krebs  
38 is subject to all Stoneham regulations. No 40B application has been filed in Stoneham; Stoneham also  
39 has strict wetlands regulations with which Krebs will be required to comply. Selectman Errico  
40 indicated that his hope is that Stoneham will deny this project but if that is not the case, could  
41 Winchester be considered an aggrieved party.  
42

43 Attorney Bobrowski explained that "aggrieved party" status might be an avenue, but under Chapter  
44 40B, the answer would be 'no', however the Town might be able to engage through the MEPA process  
45 with the sewer connection being a likely trigger. Chairman Grenzeback noted that if there is inability  
46 to manage stormwater runoff because of the proximity to the reservoir, it may be a trigger for MEPA.  
47

48 Attorney Bobrowski outlined the issues of concern that he will include in the letter to MassHousing:  
49 traffic congestion on Forest Street, stormwater issues, dumping of materials on the site with the  
50 suggestion that an LSP retained as a part of the peer review. There are also ten Housing Partnership  
51 Board points that should be addressed. Attorney Bobrowski informed the Board that he has no problem  
52 with the Purchase & Sale Agreement if the redacted information provides control of the site; Krebs is  
53 not mentioned. As far as a title analysis is concerned, Attorney Bobrowski explained that he will be

Monday, August 29, 2016  
Board of Selectmen Meeting

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1 sure to reserve this right but a preliminary report has not yet been provided by the title examiner. If  
2 the State does not allow this reservation, he will include some verbiage that considers the information  
3 when it is available. He explained that the Town does not want to request another extension. He noted  
4 that the decision will be a difficult one for MassHousing.

5  
6 Attorney Bobrowski referenced the easement issue, pointing out that it is on both sides of the equation.  
7 The Zoning Board of Appeal must determine whether or not access can be aligned to Fallon Road. He  
8 explained that the majority of the development is on the western portion of the land; much of the  
9 eastern portion drains into the reservoir. He indicated that these are two different issues, the first of  
10 which is zoning. He suggested that the Town of Stoneham will be vocal about this.

11  
12 Dennis Collet, 12 Polk Road informed the Board that he feels that the State is putting undue pressure  
13 on the Town to respond when the developer has not provided information that they have a right to the  
14 site. He questioned whether there is a way to put pressure on the developer. Attorney Bobrowski  
15 recalled that on August 3<sup>rd</sup> the developer responded that he would get back to him on this issue and he  
16 never did. This lack of response will be included in the letter to MassHousing.

17  
18 Dorothy Feldman, Polk Road, informed the Board that the minimum width of Forest Circle is 13ft. 4in.  
19 She reported that the traffic on Forest Street has increased significantly in the last few years because  
20 Forest Street connects Stoneham to Washington Street, Winchester; sight lines are short for the entire  
21 length of Forest Street, creating not just a traffic issue but a safety issue as well; there have been  
22 numerous accidents on Forest Street that involved homes being hit by cars. Ms. Feldman further  
23 indicated that ambulances can get through the traffic congestion with their lights and sirens, but  
24 patients in regular vehicles cannot. She indicated that the road is not designed to take this volume of  
25 traffic. She noted that the water issue relates to the threat of mold caused by more water running into  
26 homes. She pointed out that there are sewer overflows that currently exist and this project will add  
27 more. The area is vehicle-heavy, the elementary school is more than one mile away; the Town does not  
28 provide bus transportation. Ms. Feldman indicated that the complex requires 'paid' parking, raising the  
29 question of whether this proposal is actually affordable.

30  
31 Chairman Grenzeback indicated that more information will be included about traffic and stormwater,  
32 however the question remains as to whether these are pre-existing conditions.

33  
34 Caroline Colarusso, 4 Patrick Circle, Stoneham, member of the Stoneham Board of Selectmen,  
35 suggested that the Winchester Board of Selectmen and the Stoneham Board of Selectmen have a joint  
36 meeting because she feels that MassHousing will listen to a joint effort. Chairman Grenzeback noted  
37 that comments received from Stoneham residents will be included with the letter to MassHousing.

38  
39 Juli Riemenschneider, Forest Circle, questioned whether MassHousing makes its decision based upon  
40 input from the Town. She also asked whether MassHousing seeks input from regional agencies like the  
41 MAPC. Attorney Bobrowski indicated that MassHousing pretty much does their review in-house.

42  
43 Selectman Errico pointed out that the title issue is an important one and he would hate to miss the  
44 opportunity to use the full force and effect of this data. Attorney Bobrowski reported that he will be  
45 talking with the title examiner tomorrow morning.

46  
47 \*Motions: That the Board of Selectmen support the Forest Ridge 40B  
48 development proposal.

49 Powers – Bettencourt

50 In favor:

51 Opposed: Errico, Bettencourt, Powers, Whitehead, Grenzeback

MOTION FAILED

Monday, August 29, 2016  
Board of Selectmen Meeting

1 Chairman Grenzeback concluded by saying that this project is not suited for this site. Selectman  
2 Powers indicated that the project should not have reached this point and Selectman Errico noted that  
3 there are holes in the development concept. Selectman Bettencourt informed his colleagues that he  
4 does not support this project, it is not good for the Town and it does not resolve the affordable housing  
5 issue; the health and safety concerns are vast. He pointed out that the neighborhood has been an  
6 enormous help to the Board and the basis of the letter being sent to MassHousing.

7  
8 \*Motion: That the Board of Selectmen approve the letter to be sent to  
9 MassHousing that includes a strong last paragraph further  
10 authorizing its submission to that agency.

11 Powers – Bettencourt All in favor.

VOTED.

12  
13 Attorney Bobrowski informed the Board that the letter will be redrafted and circulated for review  
14 tomorrow afternoon.

15  
16 Winchester Employee / Retiree Health Plan Survey

17  
18 Chairman Grenzeback explained that the survey would be on the Town's website and all responses  
19 would be anonymous. It is hoped to get the survey out to retirees in the next week or so. Selectman  
20 Powers offered thanks to the Town Manager, Comptroller and HR Director for their help in preparing  
21 the survey. He requested that his colleagues provide comments about the survey this week, if possible.

22  
23 Water Bill – 56 Amberwood Drive

24 Present: Mr. George Stephanopoulos

25  
26 Town Manager explained that staff has proposed to abate a certain amount of this water bill, however  
27 the policy under which staff makes their recommendation states that any abatement over \$2,000 must  
28 be approved by the Board of Selectmen. He noted that staff has also talked with the applicant about  
29 whether his insurance carrier would pay for some of this usage.

30  
31 Mr. Stephanopoulos informed the Board that he will request that his insurance company cover the  
32 remainder of what the Board does not abate. Chairman Grenzeback explained that the abated amount  
33 does not disappear but is spread-out over the other rate payers in the Town. Mr. Stephanopoulos  
34 indicated that his only similar experience was in the Lexington where the Town covered one-half of the  
35 expense.

36  
37 Selectman Bettencourt informed his colleagues that he does not feel that 50% is an unreasonable  
38 amount to abate and the Board could authorize an abatement of \$2,000 subject to the homeowner's  
39 insurance paying the remainder. Selectman Powers agreed that a \$2,000 abatement is reasonable. He  
40 suggested that the insurance company should pay a fair amount because this type of coverage is what  
41 the homeowner pays a premium for.

42  
43 Mr. Stephanopoulos indicated that he will inform his insurance company that the Town will abate  
44 \$2,000 and request that they cover the remaining balance. Selectman Errico questioned how Mr.  
45 Stephanopoulos would differentiate the portion of his insurance settlement towards the water bill. He  
46 suggested that the Board request an itemized accounting. Mr. Stephanopoulos reported that the only  
47 outstanding item is the water and he has an email that indicates the insurance company is waiting to  
48 hear how much the Town will abate. Chairman Grenzeback suggested that Mr. Stephanopoulos inform  
49 the insurance company that the Town will reimburse up to \$2,000.

50  
51 \*Motion: That the Board of Selectmen approve a \$2,000 reduction in the  
52 Stephanopoulos, 56 Amberwood Drive water bill.

53 Bettencourt – Powers All in favor.

VOTED.

**Monday, August 29, 2016  
Board of Selectmen Meeting**

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1  
2 **Winchester High School – Temporary Parking – Wildwood Cemetery**  
3

4 Selectman Powers noted that having students park at Wildwood Cemetery is a safer situation than  
5 having them park on Skillings Road, which will create a near to impossible situation. Chairman  
6 Grenzeback explained that there has been some concern about lighting at the Cemetery, but there are  
7 lights at Borggaard Beach. Town Manager informed the Board that he will ask staff to judge just how  
8 long vehicles remain at these locations after the school day ends. Selectman Powers asked neighbors to  
9 understand that this is a temporary situation.

10  
11 \*Motion: That the Board of Selectmen approve the temporary use of  
12 Wildwood Cemetery for student parking until the completion  
13 of construction at Winchester High School. Town Staff is  
14 requested to look in to some additional lighting for the area.

15 Powers – Bettencourt All in favor. VOTED.  
16

17 Town Manager informed the Board that the parking spaces marked with numbers are assigned to WHS  
18 faculty. At the conclusion of construction, the High School will end up with more parking than before  
19 construction started. These spaces will be kept and assigned to students. Town Manager noted that  
20 the School Committee and school administration has been urged to look at student parking and how it  
21 is assigned.

22  
23 Chairman Grenzeback noted that the School Committee never adopted a formal policy for managing  
24 their parking needs. Given the changes made, the hope is that the School Committee will now institute  
25 a policy.  
26

27 **Town Manager Report / Comments**  
28

29 Town Manager announced that in accordance with section 4-2b of the **Town Charter** he has made the  
30 following regular appointment in the Department of Public Works – Custodial Division:  
31

32 **Adam Hiscock, 119 Franklin Avenue, Chelsea, MA 02150**  
33 **DPW Custodian / Winchester High School – SC7 – Step 1**  
34

35 Town Manager noted that the DPW Director is requesting that the customary fifteen (15) day  
36 appointment effective period be waived to allow Mr. Hiscock to begin employment with the opening of  
37 school.  
38

39 \*Motion: That the Board of Selectmen waive the customary fifteen (15) day  
40 appointment effective period in the appointment of Adam Hiscock.

41 Powers – Bettencourt All in favor. VOTED.  
42

43 **Skillings Field / Culvert Update**  
44

45 Town Manager reported that construction is going well, is on time and on budget. He informed the  
46 Board that the Mt. Vernon Street Bridge Project bid has been awarded and there will be a meeting next  
47 week on the impact of this project on the surrounding area; the project will be ready to go by month's  
48 end. The Scalley Dam project is the subject of a bid protest.  
49

50 **Lead Neck Pipe Connections**  
51

**Monday, August 29, 2016  
Board of Selectmen Meeting**

1 Town Manager reported that staff continues to meet to develop a plan. Facilities Manager Peter  
2 Lawson and his staff have tested the schools and made corrections, some of which did not involve  
3 drinking sources.

4  
5 **Asa Fletcher Fund Working Group Update**

6  
7 Town Manager reported he notified the individuals participating about a meeting to begin discussion  
8 and formulation of ideas. This meeting will be held on Thursday morning.

9  
10 **Eversource Transmission Line Update**

11  
12 The recently had an update on the case before the Siting Board and that information will be posted on  
13 the Town's website; concerned parties will be informed about next steps. He noted that the Town has  
14 put forward a strong case with a main focus on moving the 345kV line out of Winchester.

15  
16 **MIIA Rewards – FY2016**

17  
18 Because of savings, the Town has been awarded a \$16,000 reduction in insurance premiums.

19  
20 **CONSENT AGENDA / SUPPLEMENTAL CONSENT AGENDA**

21  
22 **Approval to Close Mt. Vernon Street**  
23 **Saturday, October 29, 2016 beginning at 10 AM for the**  
24 **Halloween Horribles Parade [closure from Quill Rotary to the**  
25 **Mt. Vernon / Washington St. Intersection];**  
26 **Parade Permit**  
27 **Halloween Horribles Parade – October 29, 2016**  
28 **[Parade Route: Town Hall, down Mt. Vernon/crossing Main St. at**  
29 **Bookends/under rail overpass at the Rotary to the Town Common];**  
30 **Approve / Correct Meeting Minutes:**  
31 **Monday, July 25, 2016**  
32 **One Day Alcoholic Beverage License:**  
33 Amy Rindskopf for Wright Locke Farm Conservancy – Sept. 11, 2016 – 1827 Barn;  
34 Archie McIntyre for Wright Locke Farm Conservancy – September 15, 2016 – 1827 Barn;  
35 Archie McIntyre for Wright Locke Farm Conservancy – September 9, 2016 – 1827 Barn;  
36 Mike Bodall for Griffin Museum – September 8, 2016 – Griffin Museum  
37 **Staging Permit – 17 Thompson Street**

38  
39 \*Motion: That the Board of Selectmen approve the closure of Mt. Vernon Street  
40 and the Halloween Horribles Parade for Saturday, October 29, 2016.  
41 Powers – Errico All in favor. VOTED.

42  
43 \*Motion: That the Board of Selectmen approve the Meeting Minutes for  
44 Monday, July 25, 2016, as written.  
45 Powers – Errico All in favor. VOTED.

46  
47 \*Motion: That the Board of Selectmen approve One Day Alcoholic Beverage Licenses  
48 for the following: October 15, 2016 – Wright Locke Farm; Winchester Boat  
49 Club on September 1, 2016; Temple Shir Tikvah on September 10, 2016; and  
50 Wright Locke Farm on September 10, 21, and October 19, 2016 in the 1827  
51 Barn.  
52 Powers – Bettencourt All in favor. VOTED.





Docket Item:  
H - 1:  
September 26, 2016

# 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:

Summer Shack

Address:

149 Alewife Brook Parkway Cambridge  
MA 02140

Telephone Number:

617.520.9500

Permit Applying For:

All Alcohol License (\$75.00)\*  Beer and Wine Only License (\$75.00)\*

Nature and purpose of the event:

Fidelity Client Appreciation

Number of persons attending event:

30

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

Wright - Locke Farm Conservancy  
1827 Barn

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

Vincent Lombardi

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

12:00 pm - 5:00 pm 10/6

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:

Vincent Lombardi

Print Name of Responsible Manager:

Vincent C. Lombardi

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.**

m: forms one day alcoholic application

RECEIVED  
2016 SEP - 6 AM 11:34  
TOWN OF WINCHESTER  
TOWN MANAGER  
BOARD OF SELECTMEN

## Cafarella, Jennifer

---

**From:** Peter MacDonnell <pmacdonnell@winchesterpd.org>  
**Sent:** Wednesday, September 14, 2016 5:53 PM  
**To:** Cafarella, Jennifer  
**Cc:** Barbara Bosco  
**Subject:** Re: 1 day license, Oct 6

The police have no objection

Sent from my iPhone

On Sep 14, 2016, at 11:33 AM, Cafarella, Jennifer <[jcafarella@winchester.us](mailto:jcafarella@winchester.us)> wrote:

Chief,

Can I please have your comments on the attached one day liquor license?

Vincent Lombardi, Summer Shack  
October 6<sup>th</sup>  
Wright-Locke Farm

Thanks!  
Jenn



# 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 Winchester, MA 01890

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: Wine + Paint Night

Number of persons attending event: ~~500~~ 230

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

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:  
10-6-16, 10-27-16

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 SEP 13 PM 12:20  
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

## 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 Winchester, MA 01890

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: Wine + Paint Night

Number of persons attending event: ~~500~~ 230

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

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:  
10-6-16, 10-27-16

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 SEP 13 PM 12:20  
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.**

## Cafarella, Jennifer

---

**From:** Peter MacDonnell <pmacdonnell@winchesterpd.org>  
**Sent:** Wednesday, September 14, 2016 5:53 PM  
**To:** Cafarella, Jennifer  
**Cc:** Barbara Bosco  
**Subject:** Re: 1 day liquor license

The police have no objections

Sent from my iPhone

On Sep 14, 2016, at 3:02 PM, Cafarella, Jennifer <[jcafarella@winchester.us](mailto:jcafarella@winchester.us)> wrote:

Chief,

Can you please send me your comments of the attached 1 day liquor license?

Gail Freeman  
Studio on the Common  
October 6 and 27

Thanks!  
Jenn



# 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: Winchester Historical Society, Inc.

Address: 15 High St. Winchester.

Telephone Number: 781-721-0135

Permit Applying For:

All Alcohol License (\$75.00)\*       Beer and Wine Only License (\$75.00)\*

Nature and purpose of the event: Kick off party for the  
Capital Campaign

Number of persons attending event: 75

Description of premises and location of facility where liquor will be sold and/or distributed:  
Seaborn House of High Street

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

THOMAS E. SEVIGNY

Date(s) and times of event and/or specific times when alcoholic beverages will be on the premises:  
October 15, 2016      6-9 PM

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:  
Thomas E. Sevigny

Print Name of Responsible Manager:  
THOMAS E. SEVIGNY

RECEIVED  
SEP 21 PM 1:30  
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

## 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: The Winton Club Cabaret  
Address: 6/ 58 Yale Street Winchester  
Telephone Number: 781 248 4808

Permit Applying For:

All Alcohol License (\$75.00)\*       Beer and Wine Only License (\$75.00)\*

Nature and purpose of the event: Annual Cabaret

Number of persons attending event: 100 - 300

Description of premises and location of facility where liquor will be sold and/or distributed:  
Town Hall Auditorium, Winchester

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

Hilary Baker  
Manjellen Armistead

Date(s) and times of event and/or specific times when alcoholic beverages will be sold:  
Tues - Saturday 1/31 - 2/4/17      7:30 - 9pm

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:  
Hilary C Baker

Print Name of Responsible Manager:  
Hilary C. Baker      Manjellen Armistead

RECEIVED  
2018 SEP 21 AM 8:11  
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

## 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: The Winton Club  
Address: c/o 58 Yale Street Winchester  
Telephone Number: 781 248 4808

Permit Applying For:

All Alcohol License (\$75.00)\*       Beer and Wine Only License (\$75.00)\*

Nature and purpose of the event: Fundraiser / art show  
at Sanborn House

Number of persons attending event: 50-75

Description of premises and location of facility where liquor will be sold and/or distributed:  
Sanborn House  
This is a wine tasting only

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

Date(s) and times of event and/or specific times when alcoholic beverages will be on the premises:  
7-9pm on 10/13/16

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:  
Hillary Baker

Print Name of Responsible Manager:  
Hillary C. Baker

RECEIVED  
2016 SEP 21 AM 8:11  
TOWN OF WINCHESTER  
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

## 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:

Wright-Locke Farm Conservancy

Address: 78 Ridge Street, Winchester, MA 01890

Telephone Number: 781-729-8775

Permit Applying For:

All Alcohol License (\$75.00)

Beer and Wine Only License (\$75.00)

Nature and purpose of the event: PRIVATE PARTY

Number of persons attending event: 100

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

Inside the 1827 Barn

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

Archie McIntyre 2/21/55 113-44-6967

Date(s) and times of event and/or specific times when alcoholic beverages will be sold or distributed:

SATURDAY 10/1 5-10pm

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:

Print Name of Responsible Manager:

Archie McIntyre

RECEIVED  
2018 SEP 22 PM 12:06  
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**



# 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:

Wright-Locke Farm Conservancy

Address: 78 Ridge Street, Winchester, MA 01890

Telephone Number: 781-729-8775

Permit Applying For:

All Alcohol License (\$75.00)

Beer and Wine Only License (\$75.00)

Nature and purpose of the event: PRIVATE PARTY

Number of persons attending event: 100

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

Inside the 1827 Barn

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

Archie McIntyre 2/21/55 113-44-6967

Date(s) and times of event and/or specific times when alcoholic beverages will be sold or distributed:

FRIDAY 10/7 5-10pm

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:

Print Name of Responsible Manager:

Archie McIntyre

RECEIVED  
2016 SEP 22 PM 12:06  
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**



# 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:

Wright-Locke Farm Conservancy

Address: 78 Ridge Street, Winchester, MA 01890

Telephone Number: 781-729-8775

Permit Applying For:

All Alcohol License (\$75.00)

Beer and Wine Only License (\$75.00)

Nature and purpose of the event: PRIVATE PARTY

Number of persons attending event: 100

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

Inside the 1827 Barn

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

Archie McIntyre 2/21/55 113-44-6967

Date(s) and times of event and/or specific times when alcoholic beverages will be sold or distributed:

FRIDAY 10/14 5-10pm

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:

Print Name of Responsible Manager:

Archie McIntyre

RECEIVED  
2016 SEP 22 PM 12:07  
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**

## Mawn, Patti

---

**From:** Peter MacDonnell <pmacdonnell@winchesterpd.org>  
**Sent:** Thursday, September 22, 2016 1:40 PM  
**To:** Mawn, Patti  
**Cc:** Barbara Bosco  
**Subject:** Re: One Day Alcoholic Beverage License Requests - Wright-Locke Farm  
**Attachments:** image002.png

Hi Patti  
We have no objections  
Peter

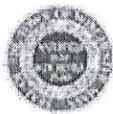
Sent from my iPhone

On Sep 22, 2016, at 12:12 PM, Mawn, Patti <[pmawn@winchester.us](mailto:pmawn@winchester.us)> wrote:

<image001.jpg>

*May I have your comments on the attached (3) requests for One Day Alcoholic Beverage Licenses at Wright-Locke Farm, all of which are private parties: Saturday, 10/1; Friday, 10/7 and Friday, 10/14.*

*Thank you Chief!*



**Patti Mawn**  
Administrative Assistant

Town Manager's Office/Board of Selectmen  
71 Mount Vernon Street Winchester, MA 01890  
Phone (781) 721-7133 Fax (781) 756-0505

<One Day License request - WL Farm.pdf>