



Winchester Chamber of Commerce
 25 Waterfield Road, Winchester, MA 01890
 781-729-8870
info@winchesterchamber.com
www.winchesterchamber.com

March 3, 2020

Winchester Town Hall
 Town Manager Lisa Wong
 71 Mt. Vernon Street
 Winchester, MA 01890

RE: February 27, 2020 Correspondence Winchester Center Train Station Renovation

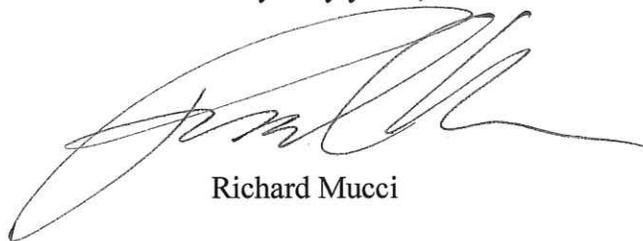
Dear Town Manager Wong,

Please see attached list of the sixty-two businesses (to date) that have openly signed on in support of the positions and recommendations of the Winchester Chamber of Commerce in its February 27, 2020 letter, addressed to you, concerning the Winchester Center train station renovation project.

Please feel free to forward this list to the MBTA.

Please accept this list as further evidence that the business community is united in these recommendations.

Very truly yours,



Richard Mucci

CC: Select Board Members
 Chair of School Committee
 Michael Day
 Jason Lewis

BOARD OF SELECTMEN
 TOWN MANAGER
 TOWN OF WINCHESTER

2020 MAR -3 PM 2:35

RECEIVED

BOARD OF DIRECTORS
Craig Rabe <i>President</i>
Chris Barrett <i>Treasurer</i>
Clerk
Ben Albiani
Artie Bennos
Dot Butler
Andrew Clavette
Lauren Costello
Allan Eyden
Frank Fantasia
Patrick Fortin
Denise Flynn
Julie Hammond
Richard Leaf
Robert Lord
Anne Lucas
Brian Milauskas
Richard Mucci
Christopher Mulhern
Larry Murray
Peter Pirani
Andrew Ryan
Ghina Sahagun
Betsy Sands
Cathy Alexander <i>Executive Director</i>
Gail Morlock <i>Associate Director</i>



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February 27, 2020

Winchester Town Hall
Town Manager Lisa Wong
71 Mt. Vernon Street
Winchester, MA 01890

RE: Winchester Center Train Station Renovation

Dear Town Manager Wong,

Please accept this correspondence on behalf of the Chamber of Commerce, its Board of Directors and members concerning the planned renovation of the Winchester Center train station and foreseeable disruption of Winchester center's commerce and activity.

There are grave concerns amongst the business community as to the viability of every center business during this planned time of disruption for the station renovation. The current design calls for approximately 123 parking spaces to be lost during construction and road closures on vital roads such as Shore Road for unspecified time periods during the planned station construction. These planned disruptions to traffic and parking are unnerving. Many Winchester businesses compete daily against external factors and circumstances that make operating a brick and mortar store in this small community challenging enough. The slightest disruption in access and commerce leads many of these businesses to teeter on the brink of sustainability. The Town of Winchester must engage in mitigating measures during this time of disruption or it is inevitable that many businesses will shutter during the planned time of station construction.

The business community and its consumers cannot be expected to bear the brunt of the planned station construction disruptions alone. Teachers, students, town hall employees, business owners and customers all routinely converge on the town center and as such the disruption from this massive station construction project must be shared amongst all these groups who use the town center daily. Everyone will need to be burdened if the town center is to remain operational and accessible during this construction. Employing this concept of sharing the burden amongst all, the business community, has met and vetted the station design and planned parking and street

disruptions. We write to you, united in making these design recommendations and appeals for mitigating measures during the planned station construction.

I. ISSUES IN DESIGN

The Winchester business community does not support the current MBTA design that constructs an outbound station ramp at the beginning of Shore Road. The business community, unequivocally, favors that this ramp be constructed behind the properties on Thompson Street at the site of the current outbound ramp and that the planned stairway for behind the properties on Thompson Street be eliminated. Shore Road is a vital one way road for center traffic and provides access and parking to many area businesses. The Shore Road entrance is narrow and congested. The proposed ramp will further narrow the street and seize parking spaces that the business community feels cannot afford to be lost. Further, the ramp on Shore Road ascetically presents an unsightly design from different vantage points. The business community implores town officials, legislative delegation and town meeting members to oppose any station renovation in which the design includes this ramp on Shore Road.

II. MITIGATION MEASURES

Embodying the concept of sharing the burden amongst all who populate Winchester center, the business community appeals to the town of Winchester to support and implement the following mitigating measures during the planned station construction.

A. Completely Close the Center Station During Construction

The business community wants the station to fully close during construction in order to shorten construction time and also to eliminate the need for commuters competing for parking. With the station closed there should be no need for any commuter designated parking in the area parking lots.

B. Continue Methods of Parking Enforcement and Increase Parking Signage

The business community wants continued enforcement of the parking regulations consistent with current practices with a significant increase in highly visible parking signage alerting drivers where to park. This would include a map available online and in print for businesses to reference and distribute.

C. Moratorium on Development of the Waterfield Lot until Station Construction is Complete

Recently, the Town of Winchester sent out an RFQ for development of the Waterfield lot. The business community cannot envision losing the parking in this lot during the time of station construction disruption. Any planned development of the Waterfield lot must be delayed until after the center station renovation.

D. Keep Shore Road Open During Construction

Shore Road, a one way road, provides the only access to businesses along the road and parking. Closing Shore Road would lead to these businesses being land locked and parking inaccessible. Both will have devastating consequences, as many of these businesses are medical providers that service elderly patients with the only handicap parking and accessibility from their entrances at the start of Shore Road. Shore Road must remain open during construction. The town may need to be creative in order to do this during station construction, for example making Shore Road a two way street with access from Skillings Road or the Cullen lot.

E. Specific Changes to Parking Area Designations

In order to endure the loss of 123 parking spaces during construction, the business community petitions the town of Winchester to adopt the following parking changes:

1. Aberjona Lot—Pay for parking spaces (north portion) to remain unchanged and all other parking spaces be designated Town Center Employee Only Parking until 6 PM. No Commuter Parking.
2. Waterfield Lot—All parking spaces designated 2 hour parking. No commuter or town center employee parking.
3. Jenks Lot—All parking spaces designated 2 hour parking. All town hall employee parking moved out of the lot to the lower end of Skillings Road from Shore Road to the Mount Vernon Street intersection.
4. Cullen Lot—parking remain pay by station parking.
5. Public Safety Lot—remain unchanged
6. Shore Road—Shift the loss of 1 hour and handicap spaces past the point of construction, for example if 10, 1 hour parking spots are taken for construction then 10,

1 hour parking spaces will be shifted further down Shore Road into the 2 hour/ Town Center Employee permit parking location. Eliminate the Griffin Museum/Private Business parking spaces on Shore Road and replace with 2 hour/Town Center Employee permit parking.

7. Upper Skillings Road (WHS Staff Parking)—These designated parking spaces changed to 3 hour parking/Town Center Employee by Permit parking. WHS staff parking relocated to WHS school grounds or into the neighborhoods behind the high school.

8. Manchester Field Basketball Courts—The town should request that the school committee temporarily turn these basketball courts into Winchester Middle School/Lincoln School staff parking freeing up street parking for others to use. In alternative designating these courts as 2 hour parking for the public will create additional accessibility while keeping traffic on the outskirts of the center.

F. Form a Committee to Explores Ways to Incentivize Consumers to Shop Local During the station renovation

Form a committee through the Chamber of Commerce with town officials to look at ways drive business to the center businesses through events, incentives, discounts during this time of construction.

These mitigation measures fairly distribute the burden of the station renovation to all who work and frequent Winchester Center. They will help the town center to remain operational and accessible during this massive construction project. The business community believes these mitigation measures are the only way to sustain center commerce and should be adopted by the town.

Frankly, there are many business owners and consumers who don't see the benefit in renovating the Winchester Center station. Many favor having one station at Wedgemere and expanding the footprint of the center by developing the Aberjona lot, surrounding area and growing the center. Many businesses believe center commerce is being suffocated by the ever-expanding population of the high school, Lincoln School and middle school, which necessitates more staff creating more parking issues. When the station is complete there will likely be expanded use with less parking. With this in mind, a united business community is willing to support the town's

direction and desire to renovate the Winchester Center station, but not at all costs. The town needs to adopt these mitigation measures to garner such united support from the business community during this station renovation project and the town must commit to meaningfully addressing the reduction in parking spaces and likely parking crisis that will follow station completion.

The business community looks forward to working with you and town officials on implementing these and other mitigation measures and requests that the town forward to the MBTA the business community's issue with the current design. Please inform the Chamber of Commerce of the next appropriate plan for action.

Very truly yours,

Chris Mulhern

Christopher Mulhern
Chamber Board of Director/
Chamber Station Subcommittee
Principal Harrison Mulhern Architects

Very truly yours,

Richard Mucci

Richard Mucci
Chamber Board of Director/
Chamber Station Subcommittee
Law Offices of Richard Mucci

CC: Selectboard Members

Chair of School Committee

Michael Day

Jason Lewis

I, as an owner of the listed business or owner of commercial property in Winchester sign on to this correspondence and fully support the recommendations by the Chamber of Commerce as set forth in this correspondence.

Please click her to submit your information.

Name	Business Name	Address
Richard Mucci	Law Offices of Richard Mucci	63 Shore Road, Suite 23, Winchester MA 01890
Lawrence M. Murray	Murray & Quill, P.C.	165 Washington St
Mark Flannery	Mark Flannery Photography	16 Royalston Ave Winchester ,MA 01890
James O'Rourke	First House Pub	528 Main St.
Nan Shanahan	Better Homes and Gardens The Shanahan Group	552 Main St
Jeneen Sasso	Comfort Keepers	PO Box 444 Winchester, MA 01890
William B O'Leary,Sr	The O'Leary Law Firm	63 Shore Road Suite 25
Peter Collins	Collins Management Inc	10 Converse Place #301 Winchester
Artie Bennos	Simms II Jewelers	550 Main Street
Gail Ockerbloom	Studio on the Common	22 Church Street
Jeff wheeler	Edward Jones	535 Main Street
Anne Sharp	A Sharp Space	31 Brooks Street, Winchester, MA 01890
William Caci	Realtor and resident of Winchester Center	4 Rangeley Road
Lauren Costello	Costello Funeral Home	177 Washington St.
Julie Wile Fish	Realtor - Leading Edge Real Estate	51 Clark St Winchester
Maria Pennington	Get In Shape For Women	564 Main Street
Anne Lucas	Ducks In A Row Organizing LLC	18 Hawthorne Street Woburn MA
Fred Yen	Winchester farmers market community hub	207 Cross Street
David Fonseca	Local Hero Tech Support	52 Myrtle Terrace
FENG LI	Boston Oceanshore Investment	63 Shore Road #22, Winchester, MA 01890
Richard H. Sayre	Watch Hill Company	673 Shore Rd, Suite #35
Richard H. Sayre, President	Charlesbank Homes Foundation	63 Shore Road, Suite #32
Thomas D Russo, DMD	Thomas D Russo, DMD, PC	63 Shore Road, Suite 13, Winchester, MA 01890
Patrick C. Hall	Hall and Sullivan	63 shore road No. 34
John B. Doherty	Jay Finn Insurance Agency, Inc.	10 Skillings Road
CHRISTOPHER J. BARRETT	BARRETT & SCIBELLI, LLC	8 WINCHESTER PLACE, UNIT 301
stephen pazyra	La Patisserie	30 CHURCH ST.
Ron Surabian	Waterfield Realty	36 Church Street, Winchester
Ben Albiani	Albiani management company	828 Main st
Peter J. Segerstrom	Winchester Savings Bank	661 Main Street
Maria Pintone	Salone Estetica	6 Thompson Street, Winchester, MA 01890
Judy Manzo	Book Ends Bookstore	559 Main St. Winchester Center
Richard Leaf	Leaf Design Associates, Inc.	
Dennis Phillips	Dennis Phillips, Attorney at Law	63 Shore Rd Ste 23
Carolyn Nolan	Ameriprise Financial	48 Mount Vernon St Suite 300
Thurman Smith	Equity Fund Research	64 Church Street
Carey Sue Barney	CS Consulting	6 Lawson Road Winchester MA 01890
Frank Fantasia	The House Watchers	4 Churchill Road, Winchester, MA 01890
ALLAN WILDE	W A WILDE & SON INSURANCE AGENCY INC	887 MAIN STREET
Priscilla Fitzgerald	Ambrose Photography	10 Carter Street
Mary Lou Bigelow	Bowes Real Estate sales agent	200 Swanton street #L5
Craig Rabe	First Class Networks	500 W CUMMINGS PARK STE 4000
Emily Ehl	J. Hilburn Custom Menswear	6 Mt. Vernon Street
Amy O'Brien	The Hive	553 Main Street
Brenda Arenas	French Lessons	7 Thompson Street
Peter Ziegelman	A - Z Fine Arts	9 Thompson Street
Kim Walton	Stitch Boutique	47 Church Street
Michele Israel	Recess Boutique	41 Church Street
Erik Israel	The Nest	41 Church Street
Andrew Anderson	Frame Haven	7 Waterfield Road

Name	Business Name	Address
Mike D'Agostino	D'Agostino's Foods	11 Waterfield Road
Cheryl Chiuccariello	Runway Couture	38 Church Street
Rosina DiBenedetto	Salon Rosina	601 Main Street
Michelle Norman	HOME	2A Mt. Vernon Street
Huu Le	Pairings Wine and Food	600 Main Street
Theodore	The Book & Board	626 Main Street
Andrew Ryan	Fells True Value Hardware	654 Main Street
Dan	Joe's Main Street	612 Main Street
Dennis O'Malley	Dennis O'Malley Attorney at Law	63 Shore Rd. Suite 23
Diane DeSimone	Pondview Florist	16 Mt. Vernon Street
Sven Andersen	Andersen Group Realty	17 Waterfield Road