



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, April 6, 2015

BUSINESS

Docket Item **G-5:** Chapter 40B Wainwright Road Proposal
Attorney Mark Bobrowski will be in attendance

Supporting Documents:

Memo from Town Manager with attachment

Action Required: Hear recommendation from Attorney Bobrowski



Town of Winchester

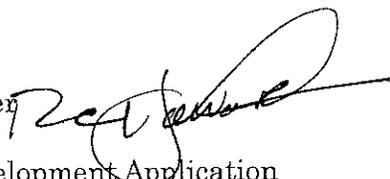
Richard C. Howard,
Town Manager

Board of Selectmen
71 Mt. Vernon Street
Winchester, MA 01890
Phone: 781-721-7133
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MEMORANDUM

April 2, 2015

TO: Board of Selectmen

FROM: Richard C. Howard, Town Manager 

SUBJECT: Possible Residential Housing Development Application
MGL Chapter 40B – 416 Cambridge Street, Winchester

The Board was made aware last year that the property at 416 Cambridge Street was being marketed for multi-family housing use. A plan of land showing the location is attached.

Recently, the potential buyer / developer, s. e.b. from Chestnut Hill, Boston, met with management staff to outline a possible development scenario which they would intend to file with the Department of Housing and Community Development (DHCD). The potential development could contain between 95 – 100 residential dwelling units with a mix of studio, one bedroom, two bedroom and three bedroom units. The proposed development could follow the Comprehensive Permit process outlined by Chapter 40B and 760 CMR administered by DHCD.

We have asked that Land-use Counsel, Mark Bobrowski, attend the Board meeting Monday evening in order to outline the Chapter 40B process and the Town's options / responsibilities thereunder.

RCH:pcm

attachment

cc: Wade M. Welch, Esquire
Mark Bobrowski, Esquire



Town of Winchester

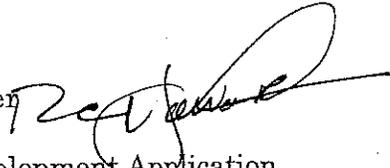
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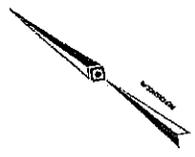
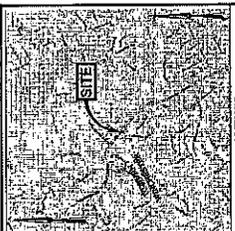
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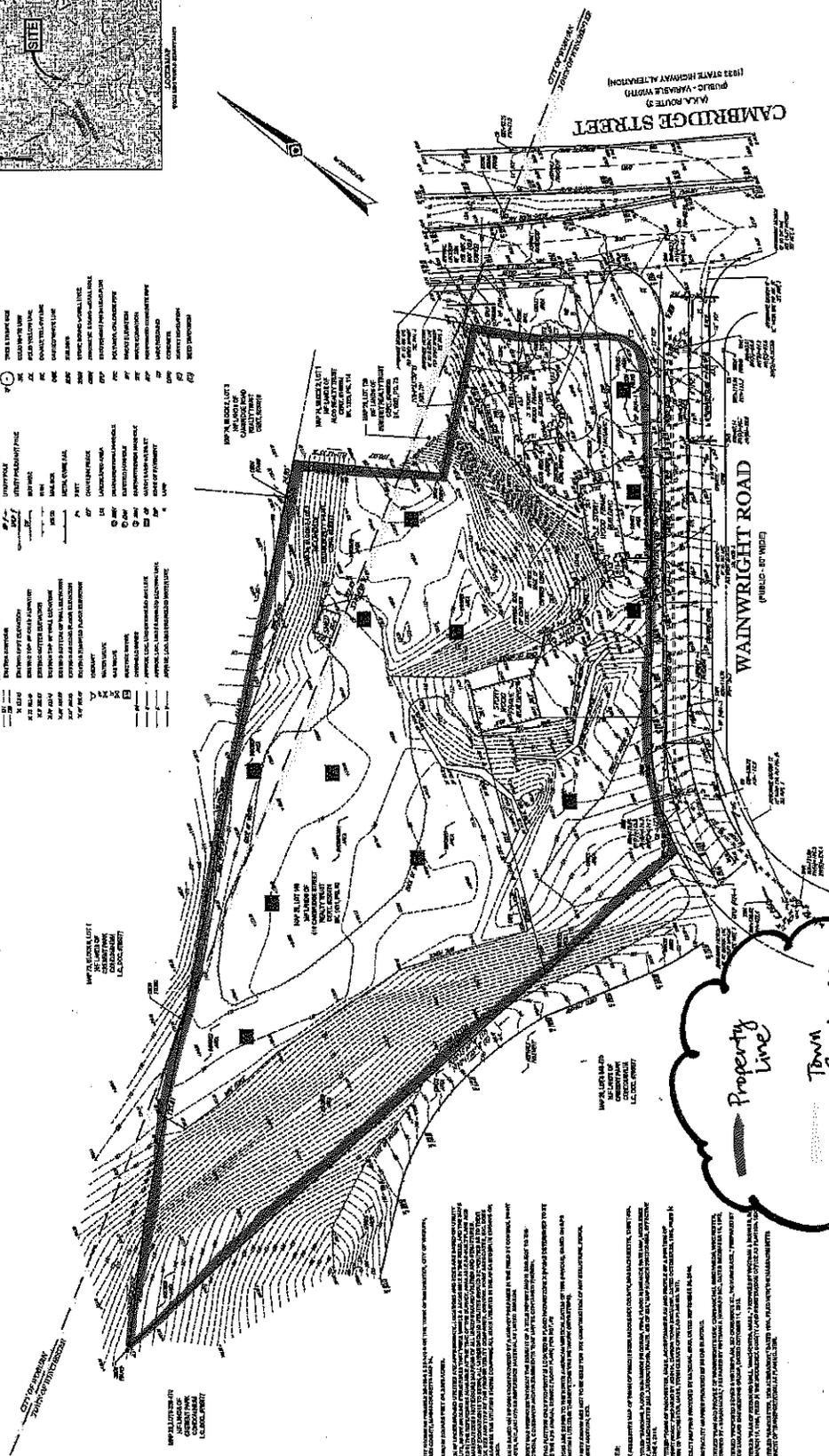
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cc: Wade M. Welch, Esquire
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LEGEND

1.0	PROPERTY BOUNDARIES	1.0	PROPERTY BOUNDARIES
2.0	PROPERTY BOUNDARIES	2.0	PROPERTY BOUNDARIES
3.0	PROPERTY BOUNDARIES	3.0	PROPERTY BOUNDARIES
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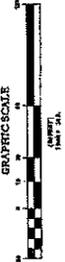


CAMBRIDGE STREET
(AKA ROUTE 3)
(1933 STATE HIGHWAY ALTERNATE)

WAINWRIGHT ROAD
(PUBLIC - 67' WIDE)



DATE	10/14/14	BY	CH-112
SCALE	1" = 100'	PROJECT	14-118A
PROJECT	14-118A	DATE	10/14/14
PROJECT	14-118A	DATE	10/14/14
PROJECT	14-118A	DATE	10/14/14



CURVE DATA TABLE

STATION	PC	PT	PI	PT	PC	CHORD BEARING	CHORD LENGTH
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	0°00'00"	0.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	0°00'00"	0.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	0°00'00"	0.00
1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	1+00.00	0°00'00"	0.00

- NOTES:**
1. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD PLATS AND SURVEY DATA PROVIDED TO THE ENGINEER BY THE CLIENT.
 2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE BOUNDARIES TO BE IN SUBSTANTIAL ACCORDANCE WITH THE RECORD PLATS AND SURVEY DATA.
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PROFESSIONAL ENGINEER
STATE OF MICHIGAN
EXPIRES 12/31/15
14-118A