

TOWN OF WINCHESTER
Planning Board
Tuesday, January 19, 2016, 7:30 pm—Board of Selectman Meeting Room

Planning Board Members: Elizabeth Cregger, Chairman, Maureen Meister, Clerk, Jacqueline Welch and Charles Tseckares

Staff: Brian Szekely, Town Planner

Consultant: Dennis Carlone

Ms. Meister, as acting Chairman, opened the meeting at 7:51 pm.

40B Development—416 Cambridge Street

Mr. Szekely gave a PowerPoint presentation of the application for a comprehensive permit for a 40B development at 416 Cambridge Street. He reviewed the issues, including storm water calculations, pedestrian infrastructure and parking.

Mr. Szekely addressed the memo from Fritz Von Mering, the Chairman of the Ledges 40B committee, regarding the Planning Board's comments to the ZBA on the 40B development. His memo noted that the Planning Board's comments did not meet their expectations compared to a similar memo from the City of Newton's Planning Board regarding a similar project. Mr. Szekely told him that Winchester does not have as large of a staff and budget as the City of Newton and that they addressed the issues most important to the Planning Board.

Resident Rick Shanahan, Chairman of the Board of the Ledges, referenced the proposed Hawk traffic system and stated that the elevation changes on Cambridge Street causes more issues for pedestrians crossing Cambridge Street. There is a need to educate drivers. He stated that there are issues with emergency vehicle access.

Resident Joe O'Connor of 7 Wainwright Road stated that the Hawk traffic system is confusing for drivers and that it would cause problems with mutual aid fire calls in the area. He stated that there is not enough visitor parking in the plans.

Resident Marian Crandell of 7 Wainwright Road stated that there is a 10% grade going down Wainwright Road and that it is a complicated area to maneuver.

Resident Bob Williams of the Ledges stated that there are currently issues with water quality and sewer overflows. A peer review states that the problem will be exacerbated with this complex.

Resident Jan Hoffman of the Ledges stated that the Ledges has much more parking than is proposed with this development. She stated that the state barely maintains Rt 3/Cambridge Street presently.

There was discussion on the pedestrian infrastructure, water and sewer system capacity and the fire apparatus issues.

The Planning Board discussed the 40B process and the 40B regulation. There was discussion on the Planning Board comments to the ZBA. A new Planning Board memo to the ZBA will address the following topics:

1. Sewer system overflow
2. Visitor parking
3. Pedestrian infrastructure
4. HAWK system as opposed to full road design
5. Fire apparatus turnaround
6. Density/mass of the development
7. Lack of open space, including street trees

Motion: Mr. Tseckares moved that the Planning Board recommend favorable action on the 40B project subject to conditions. Ms. Cregger provided a second and all voted (2-2-1) (Ms. Meister and Ms. Welch were opposed and Mr. Bottaro was absent). The motion did not pass.

Motion: Ms. Welch moved that the Planning Board provide feedback to the ZBA with respect to the project. Ms. Cregger provided a second and all voted (2-2-1) (Ms. Cregger and Mr. Tseckares were opposed and Mr. Bottaro was absent). The motion did not pass.

Motion: Ms. Cregger moved that the Planning Board send a letter to the ZBA with a list of overall concerns of the project. Ms. Welch provided a second and all voted (3-1-1) (Mr. Tseckares was opposed and Mr. Bottaro was absent).

ZBA Petition #3755-89-91 Mystic Valley Parkway

There was discussion on the petition.

Motion: Ms. Cregger moved that the Planning Board recommend favorable action on the petition. Mr. Tseckares provided a second and all voted in favor (4-0-1) (Mr. Bottaro was absent).

ZBA Petition #3756-88-90 Sylvester Avenue

There was discussion on the petition.

Motion: Ms. Cregger moved that the Planning Board make no recommendation on the petition due to concerns regarding the basement bedroom and egress. Mr. Tseckares provided a second and all voted in favor (4-0-1) (Mr. Bottaro was absent).

CBD Design Guidelines

Consultant Dennis Carlone addressed the Planning Board regarding the CBD design guidelines. There was discussion on the Elmwood Avenue development proposal which is the first proposal in the CBD under the rezoning bylaw to require a special permit. There was discussion on issues that have been raised by the Planning Board and the CBD Review subcommittee. There was discussion on the number of units, active first floor space, the garage doors, storm water management, water features and parking.

There was a review of the CBD guidelines for content and language. There was discussion on PUD's and how to motivate developers. The town has to invest in the PUD's and help development occur. It was noted that the town could ask for money from the developers to hire a design consultant. There is a need to set standards in the first development.

There was discussion on the MBTA railroad spur. The MBTA probably will not give it to the town unless it is purchased. There was discussion on how to treat by right projects. There was discussion on the review process. A group process brings out ideas and is a learning process.

It was noted that there is further urban design work needed for the town center that the Planning Board would like consultant Dennis Carlone to complete.

Motion: Ms. Meister moved to adjourn the meeting at 10:13 pm. Ms. Welch provided a second and all voted in favor (3-0-2) (Mr. Bottaro and Mr. Tseckares were absent).


Maureen Meister, Planning Board
Clerk

Recording Secretary: Liz Campbell