

TOWN OF WINCHESTER
Planning Board
Tuesday, January 26, 2016, 6:30 pm—Board of Selectmen Meeting Room

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

Staff: Brian Szekely, Town Planner and Beth Rudolph, Town Engineer

Ms. Cregger opened the meeting at 6:37 pm.

Public Hearing on the 600 Main Street Proposed Development

Ms. Cregger opened the public hearing on the proposed development at 600 Main Street at 6:45 pm. It was noted that the Planning Board and the proponent just recently received comments from the CBD Design Review subcommittee on the proposal.

Attorney Mark Vaughn, representing the developer Mike Albiani, addressed the Planning Board. Mr. Vaughn stated that the plans were presented to the Planning Board in November 2015. The project was approved by the Planning Board with conditions. He addressed the progress on the conditions which included:

1. Affordable units
2. Detail on materials
3. Detail on shell openings
4. Detail on landscape plans

He stated that the original plans included 8 units which would require one affordable unit. Upon further review of the market demand the plans were changed to include 5 larger units which would not require any affordable units.

Architect Chris Mulhern reviewed the materials, layout and landscape plans. He reviewed the changes to the entrances. He reviewed the layout and sizes of the units. He stated the units are geared to people downsizing out of large homes. He reviewed the roof plan and the elevation. He showed photos and renderings of before and after views. He reviewed the parking plan.

CBD Design Review subcommittee member Heather Von Mering addressed the Planning Board. She stated that the subcommittee reviewed the plans and found many positives. She reviewed the project on PowerPoint. She reviewed the issues with the design. There are no lighting or drainage plans. Sections drawings are needed. There is a need for a review of a full set of drawings.

The Planning Board reviewed and discussed the issues. There was discussion on what drawings would be required for a proper review. This is the time for final review to be able to give the applicant proper direction. Any changes after approval would have to be ruled as major or minor, and if deemed major, the changes would be subject to design review.

Mr. Mulhern reviewed the subcommittee memo line by line and stated what recommendations he can and cannot comply with and why.

Town Engineer Beth Rudolph reviewed the Engineering Department's concerns with the plans:

1. Storm water control-She stated that there is no drainage plan. There is a lot of impervious space and the developer needs to look at additional storm water controls.
2. Flood Plain-the front of the building is in the 100 year flood plain. A survey needs to be completed to confirm it is in the floodplain. When a building is in the flood plain and is being substantially improved, FEMA requires the portion that is in the flood plain to be flood proofed.

Mr. Vaughn stated that if the Planning Board makes conditions, then they will comply. Mr. Mulhern stated that they have started work on a storm water management plan.

Vice-Chairman of the Housing Partnership Board Alan Rodgers stated that his board believes that the housing component is positive. However, they would like to see lower priced units and an affordable unit. He would like to appeal to the developer to go back to the original plan of eight units with one affordable unit.

Motion: Ms. Meister moved that the Planning Board continue the public hearing on the 600 Main Street proposed development to the Planning Board meeting on February 9, 2016, at 7:30 pm. Mr. Tseckares provided a second and all voted in favor (3-0-2) (Ms. Welch and Mr. Bottaro were absent).

Mr. Szekely will facilitate a meeting with the CBD Design Review subcommittee and the developer to work on the outstanding issues.

Ms. Cregger closed the public hearing at 7:45 pm.

Community Conversation on New Triggers for Site Plan Review

Mr. Szekely gave a PowerPoint presentation of the Planning Board's initiatives. He noted that this is the first community conversation. He gave an overview and explained the new triggers for site plan review. He reviewed the site plan review process. He reviewed the definition of site plan review. He noted that if a special permit is required then the project can be denied. However, if it is an as of right project, it cannot be denied, and the plans can only be affected through site plan review. With the addition of triggers, site plan review will be mandatory.

Mr. Szekely reviewed site plan review triggers being utilized by other communities. He noted that there is a need to strike a balance between the town controlling what owners can do on their property and protecting the investments of the neighbors. These other towns have instituted site plan review triggers and have thriving housing markets.

There was discussion on excessive demolitions in the town and the increased size of the houses that are replacing the demolished houses. This is causing a decrease in the affordable market. The average new home ranges from 4500 sf to 5000 sf. Therefore, the new proposed trigger for site plan review is 4000 sf. There is not a need to review every new house being built.

There was discussion on the new triggers. There was discussion on possible other triggers.

Mr. Szekely stated that the Planning Board will be holding additional community conversations as follows:

1. February 9, 2016-Continuation of Site Plan Review Triggers.
2. February 23, 2016-Open Space and Slope Protection
3. March 15, 2016-Outdoor Dining

Motion: Ms. Meister moved to adjourn the meeting at 9:20 pm. Mr. Tseckares provided a second and all voted in favor (3-0-2) (Ms. Welch and Mr. Bottaro were absent).


Maureen Meister, Planning Board
Clerk

Recording Secretary: Liz Campbell