

TOWN OF WINCHESTER
Planning Board
Tuesday, February 2, 2016, 7:30 pm-Board of Selectmen Meeting Room

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

Staff: Brian Szekely, Town Planner, and Matthew Haringa, Assistant Town Engineer

Consultant: Dennis Carlone

Ms. Cregger opened the meeting at 7:37 pm.

Elmwood Avenue Development

Consultant Dennis Carlone reviewed with the Planning Board the plans for development on Elmwood Avenue. There was discussion on density, parking, landscape, open space, slope in rear of property, FAR, height and setbacks. Mr. Carlone stated that under state law, the Planning Board is allowed to engage consultants on their behalf and paid for by the developer.

There was discussion on a contract with Mr. Carlone for review of the project and development of a conceptual scheme. He stated that he can meet with the developer before the CBD Design Review subcommittee. Mr. Szekely will relate to the developer that the Planning Board is interested in hiring a consultant for development in the area and tell them that they have to pay for the consultant. The funds will need to be given up front and then any funds left over will be refunded. Mr. Szekely will draft a scope of work and submit it to Mr. Carlone for a quote for cost of services.

Motion: Ms. Meister moved that the Planning Board authorize the Town Planner to speak to the proponent of the Elmwood Avenue project about funding a consultant for design review for the Planning Board. Mr. Tseckares provided a second and all voted in favor (3-0-2) (Ms. Welch and Mr. Bottaro were absent).

Draft Concept Design for RFP for Shore Road

There was discussion on the draft RFP for development of the Shore Road area from the High School to the town center. The Planning Board would like to have input into the RFP. It was noted that the Historic Commission and the Design Review Committee should also have input. Mr. Szekely will facilitate the input process. There was discussion on the funding for the RFP.

600 Main Street Development

There was discussion on the 600 Main Street development. The development would consist of modifying a non-conforming building. Due to the building being an existing non-conforming building, it may not be a by right project and may need a special permit. Mr. Szekely will look into this issue.

CBD Design Guidelines

There was discussion on the CBD design guidelines. It was noted that the guidelines had previously been reviewed and Mr. Carlone had made changes. There was further discussion on content and language.

Accessory Apartment Bylaw

Cathy Boyle addressed the Planning Board regarding an Accessory Apartment Bylaw. She reviewed her work to date on the bylaw, including meetings with various town boards. She reviewed the bylaw including content and language. There was discussion on the bylaw.

Resident Gerry Dunleavy spoke in support of the bylaw. He has a 25 year old son with Downs Syndrome. He explained how the bylaw would help his son and others with disabilities live independently. He stated that it is important for his son to be able to stay in this community. This bylaw supports the inclusion of disabled people.

Resident Mike O'Brien spoke in support of the bylaw. He is 65 years old and has MS. The bylaw would allow him to have his own space and independence.

Resident Carolyn Hintlian spoke in support of the bylaw. She has a 21 year old son with Downs Syndrome. They have been looking at options for giving him independence while keeping him safe. It is important for him to be able to stay in the town where people know him and can watch out for him.

ZBA Petition #3757-7 Grove Street

Mr. Szekely explained the plans and the needed variance. He stated that a hardship must be present to grant the variance. The petitioner is stating that it is a financial hardship because to renovate the existing house they would need a new lot with a new house to pay for it. It is not a financial hardship because they can remove part of the house and move the lot line.

Attorney for the petitioner Larry Murray addressed the Planning Board. He stated that with the lot width there is a need for a variance. To make an ANR work, they would need to move the house or take part of it off. He noted that the variance is small. He showed drawings and explained the plans and variance. He stated that this is an opportunity for the Planning Board to have a compromise to keep an old structure with a good additional property. He is seeking the support of the Planning Board. He noted that the Historical Commission and many of the neighbors are in favor of the plans.

Mr. Szekely stated that the neighbors have worked a lot with the developer. He stated that although it is an historic property, the plans do not meet the hardship requirements. He recommends unfavorable action based on the fact that it does not meet hardship requirements for a variance. There was discussion on the variance. It was noted that the Planning Board is sworn to uphold the law and needs to enforce the zoning. They need to set standards of how to handle these types of petitions.

Motion: Ms. Meister moved that the Planning Board recommend unfavorable action on the petition on the grounds that the proposal/variance does not meet the legal standing of a variance under MGL 40A. Ms. Cregger provided a second and all voted (2-1-2) (Mr. Tseckares was opposed and Ms. Welch and Mr. Bottaro were absent).

Approval of Meeting Minutes

The Planning Board reviewed the minutes of the following meetings:

November 10, 2015, and November 16, 2015

Motion: Mr. Tseckares moved that the Planning Board approve the minutes as amended. Ms. Meister provided a second and all voted in favor (3-0-2) (Ms. Welch and Mr. Bottaro were absent).

Motion: Mr. Tseckares moved to adjourn the meeting at 9:47 pm. Ms. Meister 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