

**TOWN OF WINCHESTER**  
**Planning Board**  
**Tuesday, February 9, 2016, 7:30 pm-Board of Selectmen Meeting Room**

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

Staff: Brian Szekely, Town Planner

Ms. Cregger opened the meeting at 7:35 pm.

**Community Conversation on New Triggers for Site Plan Review**

The Planning Board continued the community conversation on new triggers for site plan review. Mr. Szekely gave a PowerPoint presentation of the Planning Board's initiatives. He reviewed the definition of site plan review.

Resident Ann Sera asked what site plan review accomplishes. Mr. Szekely stated that the short definition is that site plan review accomplishes responsible development.

Mr. Szekely reviewed the site plan review process. He noted that in the CBD the Planning Board is the SPGA, and outside the CBD the ZBA is the SPGA. He reviewed the reasonable conditions and the definition of neighborhood impact. He explained the new triggers for site plan review and why they are being proposed. He reviewed the affected areas of town on a zoning map. He reviewed other town's site plan review triggers and showed photos of houses that do not fit into the character of the neighborhood. He reviewed the history of zoning, including aesthetics.

There was discussion throughout the presentation. There was discussion on large new construction in the town and the impact on the school population. The large housing affects the quality of the schools with overcrowding. It was noted that there will be a final public hearing on March 15, 2016, to finalize the article.

Resident Tony Conte of 80 Harvard Street stated that some of the large new construction has improved some of the neighborhoods, including his neighborhood. Larger houses increase the tax base. These are positives and should not be limited.

There was discussion on the loss of entry-level and empty nest housing. It was noted that there were 28 full house demolitions in 2015. Builders are targeting Winchester because there is not a strict review process. There is a need to control the developers.

There was discussion on zoning and building issues. There was discussion on whether the Planning Board should be doing the site plan review. There was discussion on the inclusion of garages in square footage. It was noted that there is a need to make sure that the requirements are adhered to. Mr. Szekely noted that the proposal does not include a change of procedure, it just adds new triggers.

Motion: Ms. Welch moved to adjourn the meeting at 9:23 pm. Ms. Meister provided a second and all voted in favor (3-0-2) (Mr. Tseckares and Mr. Bottaro were absent).

  
Maureen Meister, Planning Board  
Clerk

Recording Secretary: Liz Campbell