

TOWN OF WINCHESTER
Planning Board
Tuesday, March 15, 2016, 7:30 pm–Board of Selectmen Meeting Room

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

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

Ms. Cregger opened the meeting at 7:33 pm.

Planning Board Rules and Regulations for the CBD

It was noted that there will be a public hearing on the Planning Board rules and regulations for the CBD section 7.3 of the zoning code at the regular Planning Board meeting on Tuesday March 22, 2016. The rules and regulations will govern how the Planning Board will review special permits in the CBD.

Public Hearing on the Planning Department Initiatives for Spring Town Meeting 2016

Ms. Cregger opened the public hearing at 7:37 pm.

Mr. Szekely reviewed the community conversation process on the initiatives. He stated that the four initiatives are as follows:

1. Site plan review bylaw
2. Open space bylaw
3. Slope protection bylaw
4. Outdoor dining bylaw

Mr. Szekely gave a PowerPoint presentation on the site plan review bylaw. He reviewed the four site plan review triggers. He noted that the review is a tool used by the SPGA to ensure predictable, safe development patterns. He showed a map of the affected areas. He reviewed the site plan review procedure. A building permit will not be signed until there is a signed site plan review. He reviewed the reasonable conditions that can be put on the building permit.

He reviewed how development can impact a neighborhood. He showed photos of houses that are out of character with the neighborhood. He reviewed other towns' site plan review triggers. He noted that site plan review can be waived, but waiving must be done at a public meeting.

There was discussion on the site plan review triggers for new construction and additions. There was a review of statistics of new construction square footage. There was discussion on the enforcement of the zoning.

Mr. Szekely gave a PowerPoint presentation on the Open Space Bylaw. He reviewed the current open area regulations. He reviewed why changes are being proposed. He reviewed other towns' definitions of open space and allowed building coverage percentages. He reviewed the proposed changes.

There was discussion on what is green space and what is hardscape and how it fits into the definition of open space.

Mr. Szekely gave a PowerPoint presentation on the slope protection bylaw. He reviewed why changes are being proposed. He reviewed the triggers for a special permit or site plan review.

Mr. Szekely gave a PowerPoint presentation on the outdoor dining bylaw. He reviewed the current bylaw. He reviewed why the changes are being proposed. He reviewed the changes. He noted that the bylaw will include outdoor liquor licenses.

Ms. Cregger closed the public hearing at 8:53 pm.

It was noted that the proposals need to be completed by March 30, 2016. The Planning Board meeting on March 22, 2016, will be the last meeting for changes or there may be a need for a special Town Meeting. There will be further discussion on the bylaws based on public input and Planning Board members' input.

Winning Farm Public Hearing for Zoning Changes Request

Attorney Larry Murray addressed the Planning Board. He introduced representatives of Southport, LLC, Albert Ellis and Ron Bonvi. He noted that Southport is in the process of engaging counsel; therefore Mr. Murray is facilitating the process, but is representing Winning Farm, LLC. Southport is asking for the town to allow for an ARCDOD overlay district which was previously vetted by the Planning Board. He explained the previous votes for the area. They are asking for a public hearing on April 12, 2016, on the proposal. He reviewed the previous agreements with the developer which were quite extensive. He reviewed the previous votes and appeals. He noted that with the Planning Board's support, this can be accomplished.

Mr. Murray stated that Southport, LLC is offering a \$1 million contribution to the town. Thirty year projected revenue to the town is \$9.1 million. This over 55 adult type of housing is a product that many people are looking for. There are not a lot of municipal costs for the development. The condominium association would cover many of the costs.

The development will be an over 55 adult housing complex that will consist of 26 town house style condominiums on four acres. The development was presented at a Selectman meeting. The owner has signed a contract with the developer.

It was noted that the Planning Board has not received a copy of the plan. The developer will get a copy of the plan to the Planning Board soon. A materials plan is needed as quickly as possible. A new map of the area needs to be developed. There was discussion on the proposed plan and the ARCDOD overlay district.

The Planning Board will hold a public hearing on the proposed zoning change at the April 12, 2016, Planning Board meeting. There will be a presentation of the proposed development at the meeting.

Motion: Ms. Meister moved that the Planning Board hold a public hearing on April 12, 2016, on the proposed zoning change at Winning Farm at 7:30 pm. Mr. Tseckares provided a second and all voted in favor (4-0-1) (Mr. Bottaro was absent).

ZBA Petitions

Petition #3758-2 Hollywood Road

Mr. Szekely recommended unfavorable action on the petition based on comments from the DRC regarding the scale of the garage, which is out of scale with the house, and the front setback change from 25 ft to 6 ft. There was discussion on the petition.

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

Petition #3759-53 Emerson Road

There was discussion on the petition.

Motion: Ms. Meister 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).

Massachusetts Historical Commission Award

The Historical Commission has received a \$5,000 matching award from the Massachusetts Historical Commission to document more of the buildings in town. There was discussion on heritage districts.

Demolitions

An excel spreadsheet of demolitions has been completed. Most are being done by developers from outside of town and not to the benefit of the town. The developers are benefiting. There was discussion on the demolitions.

Motion: Ms. Welch moved that the Planning Board adjourn the meeting at 9:31 pm.
Ms. Meister provided a second and all voted in favor (4-0-1) (Mr. Bottaro was absent).

Maureen Meister
Maureen Meister, Planning Board
Clerk

Recording Secretary: Liz Campbell