

**TOWN OF WINCHESTER
Planning Board**

Thursday, March 31, 2016, 8:30 am—Board of Selectmen Meeting Room

Planning Board Members: Elizabeth Cregger, Chairman, Maureen Meister, Clerk, Jaqueline Welch, Diab Jerius and Charles Tseckares

Staff: Brian Szekely, Town Planner

Ms. Cregger opened the meeting at 8:35 am.

CBD Design Review with an outside consultant

Mr. Szekely spoke of the two questions before the board today:
Should we require an outside consultant on all projects in the CBD?
Given how far they are in the process, would we require an outside consultant for the Elmwood filing?

Mr. Szekely said that having an outside consultant is key when there is a problem-applicant who is trying to fight the Planning Board and the guidelines at every turn. He did not agree that having a blanket outside review for all projects would be conducive to an efficient process. Discussion around this point ensued, ending with a general consensus that bringing in an outside consultant at the time of application would garner the best outcome for the project and the CBD.

Mr. Szekely went on to talk about the Elmwood filing. The applicants met with the Town Planner, met with the CBDRS, made changes to the building, and now we are talking about whether Dennis Carlone would be brought on this late in the game. Mr. Tseckares and Mr. Szekely felt it was unnecessary to bring Dennis onto the project due to the progress and the amenable review that was given by the CBDRS to the Planning Board in the form of a report.

MOTION: C. Tseckares made a motion that, "All projects in the CBD shall have a peer review consultant working with the CBDRS at the time of submission of an application.

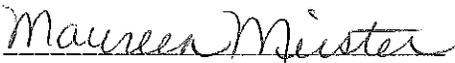
2ND: J. Welch. Motion passed 5-0.

MOTION: M. Meister made a motion that, "The previous motion should apply to the Elmwood filing and Dennis Carlone should be the outside consultant for this project."

2ND: J. Welch. Motion passed 4-1, with C. Tseckares dissenting.

MOTION: M. Meister to adjourn at 10:00 am

2ND: C. Tseckares. Motion passed 5-0.


Maureen Meister, Planning Board
Clerk

Recording Secretary: Liz Campbell