

**TOWN OF WINCHESTER**  
**Planning Board**  
**Tuesday, April 12, 2016, 7:30 pm-Board of Selectmen Meeting Room**

---

Planning Board Members: Elizabeth Cregger, Chairman, Charles Tseckares and Diab Jerius

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

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

**Winning Farm Public Hearing**

Ms. Cregger opened the public hearing on the Winning Farm ARCDOD zoning overlay and proposed development at 7:37 pm.

Attorney Mark Vaughn representing the developer the Bonvie Group addressed the Planning Board. He explained the rezoning issue of the ARCDOD overlay for Winning Farm. He reviewed the ownership history of the property. He stated that they are seeking approval for an alternate zoning template ARCDOD overlay. He noted that the zoning is the same as the Graystone Circle development. He reviewed the proposed development which will consist of 26 over 55 age restricted units. He noted that a special permit would be needed. The project would provide significant tax revenue to the town, while not generating school age children. The roads would be privately maintained. He showed a sample elevation.

Developer Ron Bonvie of the Bonvie Group addressed the Planning Board. He reviewed his background. He explained the housing model of 55+ developments. He noted that during the first 60 days they would give preferential treatment to Winchester residents at pre-construction costs. This project would fill a housing need for the town.

Mr. Bonvie noted that affordable housing is difficult for this type of project and that they would give the town \$1 million in lieu of affordable housing to use as the town wants, including affordable housing. If the town could come up with a parcel to build affordable housing, his company could contribute construction oversite and materials. They want to give back to the community. There was discussion on affordable housing and how his company could contribute.

There was discussion on single purpose development. There was discussion on wetlands.

John Suhrbier of the Housing Partnership Board stated that most of the seniors in town will not qualify for the proposed 40B project in town, which may be approved this week. He stated that affordable housing is a critical part of ARCDOD zoning and there should be a minimum requirement in the zoning. There was discussion on the issue.

Alan Rodgers of the Housing Partnership Board stated that they are working on a list of concerns. He noted that this project is moving away from a previously proposed project at this site which included 88 rental units, with affordable housing, to 26 condominium units. There is a need for affordable rentals. If the overlay is changed, then the town may not be able to go back. Mr. Szekely noted that the new overlay would go over the current overlay and that they would co-exist. Mr. Rodgers stated that he is troubled by the community abandoning the first project.

Mr. Vaughn noted that because the first development did not happen, then maybe there are issues with the first development model. He noted that the \$1 million offered could be used to build affordable housing in the CBD.

There was discussion on affordable requirements and residents diversity of incomes in town. It is a struggle to provide housing options.

Mr. Szekely stated that regardless of the concept, the Planning Board needs to determine if the ARCDOD is appropriate for this land, since they will be the proponents of this zoning change.

Mr. Szekely stated that the Town Engineer found an inconsistency while doing the overlay map. He showed a PowerPoint map. The current ARCDOD is larger than the Salter owned land. The warrant article states that just the Salter owned land is part of the ARCDOD and not the surrounding town owned land. There was discussion on this issue. Mr. Bonvie stated that he will have a land surveyor address the inconsistency in the new overlay. He will also meet with Mr. Suhrbier and Mr. Rodgers to work out the affordable component.

Motion: Mr. Tseckares moved that the Planning Board recommend favorable action on warrant article 2 of the special town meeting regarding a new ARCDOD overlay district at Winning Farm. Mr. Jerius provided a second and all voted in favor (3-0-2) (Ms. Meister and Ms. Welch were absent).

### **Complete Streets Listing**

Ms. Rudolph stated that the state has started a new funding program giving up to \$400,000 per community, for street projects, to towns that develop a Complete Streets policy. The goal is to improve the experience and safety for all modes of transportation. The money must be spent by June 30, 2017. The first step is to develop a Complete Streets policy. Mr. Szekely, Ms. Rudolph and Mr. Haringa have drafted a policy based on a template provided by the state. The policy must score 80+ to get funding, so they are sticking to the template. The policy needs to go to the Board of Selectmen for approval. The funding will be attached to shovel ready projects that have already been vetted. The funds are only for the construction costs. They have to develop a prioritization plan. There are a lot of projects that are ready to go. There was discussion on staff recommendations. Mass DOT ultimately decides the projects from the list.

Motion: Mr. Jerius moved that the Planning Board endorse the draft Complete Streets policy. Mr. Tseckares provided a second and all voted in favor (3-0-2) (Ms. Meister and Ms. Welch were absent).

### ZBA Petitions

Petition #3760-417 Main Street

Mr. Szekely explained the petition. There was discussion on the petition. Mr. Szekely recommends favorable action.

Motion: Mr. Tseckares moved that the Planning Board recommend favorable action on the petition. Mr. Jerius provided a second and all voted in favor (3-0-2) (Ms. Meister and Ms. Welch were absent).

Petition #3761-35 Oak Street

Mr. Szekely explained the petition. There was discussion on the petition. Mr. Szekely recommends favorable action.

Motion: Mr. Jerius moved that the Planning Board recommend favorable action on the petition. Mr. Tseckares provided a second and all voted in favor (3-0-2) (Ms. Meister and Ms. Welch were absent).

Petition #3762-23 Lloyd Street

Mr. Szekely explained the petition. There was discussion on the petition. Mr. Szekely stated that the petition includes a new non-conformity, but due to the modest size, he recommends favorable action.

Motion: Mr. Tseckares moved that the Planning Board recommend favorable action on the petition. Mr. Jerius provided a second and all voted in favor (3-0-2) (Ms. Meister and Ms. Welch were absent).

Petition #3763-56 Woodside Road

Mr. Szekely explained the petition. There was discussion on the petition. Mr. Szekely recommends favorable action.

Motion: Mr. Tseckares moved that the Planning Board recommend favorable action on the petition. Mr. Jerius provided a second and all voted in favor (3-0-2) (Ms. Meister and Ms. Welch were absent).

**Planning Board Agenda Items**

There was discussion on agenda items that the Planning Board needs to address including, the Historical Commission Demolition Delay warrant articles 6 and 7 and the Wright-Locke Farm lot line shift. There was discussion on the public meeting on the Historical Commission articles.

Motion: Mr. Tseckares moved that the Planning Board adjourn the meeting at 9:48 pm. Mr. Jerius provided a second and all voted in favor (3-0-2) (Ms. Meister and Ms. Welch were absent).

*Maureen Meister*  
Maureen Meister, Planning Board  
Clerk

Recording Secretary: Liz Campbell