

**TOWN OF WINCHESTER**  
**Planning Board**  
**Tuesday, May 10, 2016, 7:30 pm—Board of Selectmen Meeting Room**

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

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

Consultant: Dennis Carlone

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

Motion: Ms. Meister moved that the Planning Board move into executive session for the purpose of discussion on personnel issues at 7:33 pm. Mr. Jerius provided a second and all voted in favor (4-0-1) (Ms. Welch was absent).

Motion: Ms. Meister moved that the Planning Board move out of executive session at 8:03 p.m. Ms. Welch provided a second and all voted in favor (5-0).

The Planning Board resumed the regular meeting at 8:03 pm.

**Approval of Meeting Minutes**

The Planning Board reviewed the minutes of the following meetings:

January 26, 2016  
February 2, 2016  
February 9, 2016  
February 16, 2016  
February 23, 2016

Motion: Ms. Meister moved that the Planning Board approve the minutes. Mr. Tseckares provided a second and all voted (4-0-1) (Mr. Jerius abstained from the vote because he was not a member of the Planning Board at the time of the meetings).

**Public Hearing on the CBD Guidelines**

There will be discussion on provisions for affordable housing in the CBD at the public hearing on the CBD guidelines at the May 24, 2016, Planning Board meeting. The Housing Partnership Board will make a proposal at the hearing. Attorney Arthur Krieger, who will soon be under contract for legal review of the document, will also be attending the hearing. Consultant Dennis Carlone has been working on the document. There was discussion on process.

## Public Hearing on the 36-40 Elmwood Avenue Proposed Development

Ms. Cregger opened the public hearing at 8:28 pm and all principals on the proposal were present. Consultant Dennis Carlone joined in the discussion.

Attorney for the applicant Mark Vaughn gave a brief overview of the development proposal. His client is proposing condominium units. Under the CBD review bylaw, the project is use by right, but they are seeking two special permits on FAR and rear setback. There will be one parking space per unit. There will be a total of 14 parking spaces. The applicant believes that the use is exactly what the town and the Planning Board were encouraging in the new zoning. They will be providing smaller units at a reasonable price point. It addresses a need for 1 and 2 bedroom units.

Architect for the applicant Chris Mulhern reviewed the plans, including a site plan with an infiltration system that meets the requirements. He reviewed the landscape, systems and elevation plans. The internal plans had not changed since the last presentation to the Planning Board. He reviewed comments they have received from the Planning Board, the CBD Design Review Subcommittee, and consultant Dennis Carlone and how they were incorporated in the plans. He explained why some comments could not be incorporated. He reviewed outstanding issues. He reviewed materials, balconies, colors, lighting, fencing, a transformer, open space and canopies.

There was discussion by the Planning Board members. Consultant Dennis Carlone stated that this is a transition project. It started before the zoning and the guidelines were approved. It is a tough site that is shallow in depth for a traditional residential building. The zoning did not include minimum setbacks or focus on transition sites, so these issues needed to be taken into consideration with comments on the project. He reviewed the site plan on PowerPoint. He reviewed the sidewalk in the front, materials, proportions, trees, traditional colors, mechanicals, punched windows and the masonry facade. He reviewed the rear of the building that faces residences on Vine Street for which there is no transition. He noted that the affordable housing component is unclear. He noted that this project will be setting a precedent for this district.

Applicant Paul Albiani addressed the issues noted by Mr. Carlone. He reviewed what can and cannot be incorporated into the project and why.

It was noted that the applicant needs to come back with new enhancements for the façade of the rear of the building. The review of materials specs will be ongoing during the construction phase.

Mr. Mulhern reviewed the outstanding issues that the applicant will address.

Town Engineer Beth Rudolph stated that there should be a plan for the maintenance of the infiltration system before the Planning Board votes on the proposal.

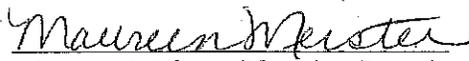
Mr. Mulhern will give Mr. Carloné and Mr. Szekely new plans by May 19, 2016. They will provide an explanation on how an affordable unit will be treated.

John Suhrbier of the Housing Partnership Board stated that they congratulate the developer on the price point. He noted that the Planning Board should be careful on the architectural detail so it does not drive up the unit prices. Consistent with the CBD zoning, one unit is required to be affordable and there is a need for a discussion on how it conforms to town and state standards.

Ms. Cregger closed the public hearing at 10:00 p.m.

Motion: Ms. Meister moved that the Planning Board continue the public hearing on the 36-40 Elmwood Avenue proposed development to the May 24, 2016, Planning Board meeting at 8:00 p.m. Ms. Welch provided a second and all voted (4-0-1) (Mr. Tseckares was absent).

Motion: Ms. Meister moved that the Planning Board adjourn the meeting at 10:01 p.m. Ms. Welch provided a second and all voted in favor (4-0-1) (Mr. Tseckares was absent).

  
Maureen Meister, Planning Board  
Clerk

Recording Secretary: Liz Campbell