

TOWN OF WINCHESTER
Planning Board
Tuesday, May 24, 2016, 7:00 pm—Board of Selectmen Meeting Room

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

Staff: Brian Szekely, Town Planner

Consultant: Dennis Carlone

Attorney: Arthur Krieger

Ms. Cregger opened the meeting at 7:07 p.m.

Motion: Ms. Meister moved that the Planning Board move into executive session for the purpose of discussion on personnel issues at 7:08 p.m. Mr. Tseckares 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 7:30 p.m. Mr. Tseckares provided a second and all voted in favor (4-0-1) (Ms. Welch was absent).

The Planning Board resumed the regular meeting at 7:31 p.m.

Public Hearing on the Proposed Rules and Regulations to Section 7.3 (CBD) of the Winchester Zoning Board

Ms. Cregger opened the public hearing at 7:32 p.m.

Mr. Szekely explained the process of the document. There was discussion on section 4: Guidelines for New Construction. Attorney Arthur Krieger stated that he had reviewed the section for legal issues on content and language. It was noted that the Planning Board had previously voted that at the time of an application for development, an outside design consultant shall be procured at the expense of the applicant. There was discussion on this requirement and on how much funding would be required. There was discussion on process.

Motion: Ms. Meister moved that the Planning Board continue the public hearing on the proposed rules and regulation to 8:07 p.m. Mr. Jerius provided a second and all voted in favor (5-0).

Ms. Cregger closed the public hearing at 8:04 p.m.

Continued Public Hearing on the 36-40 Elmwood Avenue Proposal

Ms. Cregger opened the public hearing at 8:05 p.m.

Motion: Ms. Meister moved that the Planning Board continue the public hearing on the 36-40 Elmwood Avenue proposal to 8:15 p.m. Mr. Jerius provided a second and all voted in favor (5-0).

Ms. Cregger closed the public hearing at 8:06 p.m.

Public Hearing on the Proposed Rules and Regulations to Section 7.3 (CBD) of the Winchester Zoning Board

Ms. Cregger opened the public hearing at 8:07 p.m.

The Planning Board continued discussion on the rules and regulations. There was discussion on content and language. Mr. Szekely will incorporate the comments into the document and distribute it to the Planning Board members prior to the June 14, 2016, meeting. The document will be reviewed to assure that it is consistent with the bylaw.

Motion: Ms. Meister moved that the Planning Board continue the public hearing on the proposed rules and regulations to the June 14, 2016, Planning Board meeting at 7:30 p.m. Ms. Welch provided a second and all voted in favor (5-0).

Ms. Cregger closed the public hearing at 8:22 p.m.

Continued Public Hearing on the 36-40 Elmwood Avenue Proposal

Ms. Cregger opened the public hearing at 8:24 p.m.

Attorney for the applicant Mark Vaughn reviewed the changes that were made to the proposal based on comments from the Planning Board.

Architect for the applicant Chris Mulhern gave a PowerPoint presentation on the plan sketches. He reviewed the elevations, materials, roofline, balconies, mechanics on the roof plan and the ground floor plan. He reviewed the issues with the requirements for the sidewalk.

There was discussion on the issues. There was discussion on the loss of the affordable housing provided by the two-family dwelling that was demolished on this site. The landscape plan was reviewed. There was a review of the conditions that would be required for approval.

Motion: Mr. Tseckares moved that the Planning Board approve the 36-40 Elmwood Avenue proposal subject to the following conditions:

1. Plans to be as of the May 20, 2016, set
2. Brick bordered sidewalk
3. Same lights as in the CBD
4. All exterior materials and colors be approved by the Planning Board, exploring different trim material (boral)
5. Bike racks installed
6. Move seating area and fence forward so it is 6-12 inches from the façade
7. Screen the transformer to the highest extent possible
8. Maintenance of the planting strip written into condominium laws
9. Consult with Town Engineer and DPW regarding street parking
10. Two panel (1 over 1) on front fire door and dummy hardware
11. Extend all window lintels 4" past the opening on either side
12. Precast sills to extend beyond the width of the window and to project from the plane of the walls
13. Irrigation system for front landscaping
14. Elevation of the proposed landscaping plan and look at alternatives such as planters
15. If there are any changes to the materials, or specifications approved by the Planning Board, a review by the Planner and the CBDRS would be warranted. If the changes were deemed significant by the Planner and the CBDRS, a new design review would be called for, and possible additional conditions may be placed on the building permit.
16. A test wall shall be built at an appropriate time after building permits have been issued. If the test wall is unsatisfactory to the Planning Board, an additional condition may be put on the permit to ensure responsible and attractive building materials are used for construction.

Mr. Jerius provided a second and all voted in favor (5-0).

Motion: Ms. Meister moved that the Planning Board require the proponent of the 36-40 Elmwood Avenue development, under Chapter 44 Section 53G of MGL, to pay an additional \$5,000.00 to fund an outside design consultant to advise the Planning Board on the project. Any remaining funds will be refunded to the proponent. Mr. Jerius provided a second and all voted in favor (5-0).

Ms. Cregger closed the public hearing at 10:15 pm.

Motion: Mr. Jerius moved that the Planning Board adjourn the meeting at 10:16 pm. Mr. Tseckares provided a second and all voted in favor (5-0).

Maureen Meister
Maureen Meister, Planning Board
Clerk

Recording Secretary: Liz Campbell