

TOWN OF WINCHESTER
Planning Board
Tuesday, June 14, 2016, 7:30 pm—Board of Selectmen Meeting Room

Planning Board Members: Elizabeth Cregger, Chairman, Jacqueline Welch and Diab Jerius

Staff: Brian Szekely, Town Planner, and Matthew Haringa, Assistant Town Engineer

Ms. Cregger opened the meeting at 7:37 p.m.

Ms. Cregger asked for a moment of silence for the people lost and their families in the Orlando shooting. She asked people to join her in the hope for a society cognizant of the needs of others and that is respectful of one another. She noted that the Town of Winchester was holding a vigil tonight at 7:00 p.m.

Continued Public Hearing on the Proposed Rules and Regulations to Section 7.3 (Center Business District) of the Winchester Zoning Board

Ms. Cregger opened the hearing at 7:40 p.m. She noted that consultant Dennis Carlone continues to work on the design guidelines. There will be discussion on policy issues and substance.

John Suhrbier and Alan Rodgers of the Housing Partnership Board joined the conversation. There was discussion on Section 6: Inclusionary Housing section 7.3.19. Mr. Suhrbier gave a background on the rules of inclusionary housing. It was noted that consultant attorney Edith Netter has drafted rules for this section. Research has been completed, topics to cover have been listed, and it has been organized into six major sections. A list of ten priority questions has been drafted for feedback. A second draft was completed in April that has been reviewed and refined. A third draft was completed in May, which has been distributed, and a spreadsheet has been developed. Ways to calculate a fee in lieu of units are being reviewed. Ms. Netter reviewed the final draft. The current rules have been tested on three different developments. The Elmwood Avenue developer made changes based on discussions. The rules were used in negotiating with the Winning Farm developer. The rules convinced the BOS and developer Ron Bonvi to change their positions.

The DHCD guidelines for affordable units need to be followed for units to count towards the requirements for the town. The Housing Partnership Board has proposed use of the rules town wide, but they currently are only used in the CBD.

Research included reviewing the rules of other towns. There was discussion on what aspects would make for similar towns. The HPB will continue work on the rules for inclusionary housing.

There was a line-by-line review of the rules and regulations for language and content.

There was discussion on the requirements for eligibility of affordable units and how the eligibility rules would be enforced. The housing lottery system goes through the Town Manager's office and is coordinated and reviewed by a person who has been trained on the subject. It is also reviewed by the HPB.

Ms. Cregger closed the public hearing at 9:24 p.m.

Motion: Mr. Jerius moved that the Planning Board continue the public hearing on the Proposed Rules and Regulations to section 7.3 (CBD) of the Winchester Zoning Board to the Planning Board meeting on June 28, 2016, at 7:30 pm. Ms. Welch provided a second and all voted in favor (3-0-2) (Ms. Meister and Mr. Tseckares were absent).

ZBA Petitions

Petition #3768-190 Ridge Street

Mr. Szekely explained the petition. There was discussion on the petition.

Motion: Mr. Jerius moved that the Planning Board recommend unfavorable action on the petition due to the fact that when a structure is being demolished, the rebuild should conform to current zoning. Ms. Welch provided a second and all voted (2-1-2) (Ms. Welch was opposed and Ms. Meister and Mr. Tseckares were absent).

Petition #3769-19 Jefferson Road

Mr. Szekely explained the petition. There was discussion on the petition.

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

Petition #3770-11 Stratford Road

Mr. Szekely explained the petition. There was discussion on the petition.

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

Petition #3771-3 Alden Lane

Mr. Szekely explained the petition. There was discussion on the petition.

Motion: Ms. Welch moved that the Planning Board recommend unfavorable action on the petition due to the front setback and the lack of a site plan. Mr. Jerius provided a second and all voted (3-0-2) (Ms. Meister and Mr. Tseckares were absent).

Petition #3772-161 Swanton Street

Mr. Szekely explained the petition. There was discussion on the petition.

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

Petition #3773-302/306 Washington Street

Mr. Szekely explained the petition. There was discussion on the petition.

No vote was taken on the petition because the Planning Board needs additional information on materials and plans that show how the neighborhood is impacted.

Petition #3774-24 Ginn Road

Mr. Szekely explained the petition. There was discussion on the petition.

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

Motion: Ms. Welch moved that the Planning Board adjourn the meeting at 10:07 p.m. Mr. Jerius provided a second and all voted in favor (3-0-2) (Ms. Meister and Mr. Tseckares were absent).


Maureen Meister, Planning Board
Clerk

Recording Secretary: Liz Campbell

