TOWN OF WINCHESTER
Planning Board
Tuesday, July 26, 2016, 7:30 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

Ms. Meister as acting Chairman opened the meeting at 7:35 p.m.

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

Ms. Meister as acting Chairman opened the public hearing at 7:36 p.m.

John Suhrbier and Alan Rodgers of the Housing Partnership Board joined the conversation. There was discussion on the Housing section of the proposed rules and regulations. There was discussion on payment-in-lieu of affordable housing units. Mr. Suhrbier reviewed the history of payment-in-lieu and summarized his discussion with attorney Arthur Kreiger on the issue. The objective, whenever possible, would be to obtain on-site affordable units, but there are many reasons why the units cannot be on-site. Therefore, the intent is to structure the rules to encourage on-site units. If there is a payment-in-lieu, it needs to be significant and meaningful. The equation could be the difference between the market rate and affordable sales prices, but there are alternative calculations

Mr. Suhrbier reviewed a spreadsheet prepared on CBD inclusionary housing rules. There was discussion on the rules. It was noted that developers can build only the number of units up to the number that triggers the requirement for inclusionary units. There was discussion on how to get around this issue. There was discussion on the rules in other communities. It was noted that small entry-level housing is being demolished throughout the town. There was discussion on this issue.

Motion: Mr. Jerius moved that the Planning Board accept the proposed inclusionary housing section 6 in the CBD rules and regulations to section 7.3 (CBD) of the Winchester Zoning Board. Mr. Tseckares provided a second and all voted (4-0-1) (Ms. Welch abstained from the vote stating more information is needed).

Ms. Cregger closed the public hearing at 9:11 p.m.

Motion: Ms. Meister 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 August 9, 2016, at 7:30 p.m. Mr. Tseckares provided a second and all voted (5-0).

ZBA Petition Transmittal Letters to the ZBA

The Board discussed the content of transmittal letters from the Planning Board to the ZBA on opinions on ZBA petitions. There was discussion on if the Town Planner's opinion should be included in the letter if the Planning Board disagrees with the opinion. There was discussion on the pros and cons. It was noted that Town Counsel should be consulted on this issue.

Motion: Mr. Jerius moved that the Planning Board determine on a case-by-case basis at the time of the drafting of the content of the Planning Board opinion transmittal letters to the ZBA whether or not to include the Town Planner's opinion. Ms. Meister provided a second.

There was more discussion on the subject. There may be legal issues involved. Ms. Cregger will speak to the Town Manager and Town Counsel on the subject of including the Town Planner's opinion. Mr. Jerius withdrew his motion.

Motion: Mr. Jerius moved that the Planning Board include in the content of the Planning Board's transmittal letters to the ZBA the Planning Board's majority and minority opinions. Ms. Meister provided a second and all voted (4-1) (Mr. Tseckares was opposed).

ZBA Petitions

Petition #3779-25 Wedgemere Avenue

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

Motion: Ms. Meister moved that the Planning Board recommend favorable action on the petition. Mr. Tseckares provided a second and all voted (5-0).

Petition #3780-15 Wellington Road

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

Motion: Ms. Meister moved that the Planning Board recommend favorable action on the petition. Mr. Tseckares provided a second and all voted (5-0).

Petition #3781-5 Arthur 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 the structure massing is detrimental to the neighborhood and that it increases mass seen from the street, it reduces green space, reduces site lines and is architecturally out of character with the neighborhood. Ms. Meister provided a second and all voted (5-0).

Town Planner Annual Review

Ms. Cregger is working with Anne Kostos in Human Resources on the 2016 Town Planner annual review. She will send out the information to the Planning Board members for review and input.

Motion: Mr. Tseckares moved that the Planning Board adjourn the meeting at 9:55 p.m. Mr. Jerius provided a second and all voted (5-0).

Maureen Meister

Maureen Meister, Planning Board Clerk

Recording Secretary: Liz Campbell