



TOWN OF WINCHESTER

Design Review Committee
Town Hall, Winchester, Massachusetts 01890

Erik Nottleson, Chair
Adrian LeBuffe LEED, Vice-Chair
David N. Storeygard, AIA, LEED AP
Juli Riemenschneider, RLA, ASLA
Eileen Casciari, RA
Ellen Spencer
Tracy Vartenigian Burhans

Meeting minutes, October 12, 2016

Attendees: Storeygard, LeBuffe, Nottleson, Casciari, Burhans

Agenda Items

A. New Business

1. Winning Farm Presentation of development concept
 - a. 26 units currently, including 2 affordable
 - b. Intent to preserve specimen trees on site
 - c. DRC asks to minimize garage doors on street and inclusion of front doors and porches
 - d. Intent is to screen outdoor condensers
 - e. Potential to stagger units in duplex/triplex configurations
 - f. No intent to use vinyl siding
2. Approval of September meeting minutes. No exceptions noted.
3. 161 Mt Vernon Special Permit application via ZBA
 - a. Small offset of Mt Vernon Street façade should be a larger setback, or align with existing façade
 - b. New bay window should match existing bay window
 - c. No other objections noted
4. 95 Irving Street – ZBA continuation
 - a. Recommend rotating garages and locate garage doors on sides of building
 - b. Alternate would be to put garages together in center of front façade, but offset in plan, to maximize use of side yard green space
 - c. Front entries should have a roof to create a porch
 - d. 2nd car and driveway extension not recommended
 - e. Building more in scale with the neighborhood and open space increased, but no % indicated
 - f. Composite shingle siding not recommended
 - g. Removal of an existing large maple proposed, should be offset with new street trees
 - h. Landscape plan needs to specify plant types
 - i. Two magnolia trees are called out along the street. We would prefer that four street trees such as Fruitless Sweetgums, Princeton Elms, Armstrong Maples or tree form River Birch be planted near the front edge of the property, 2 on each side of the driveways.
 - j. There is a utility pole not shown on the site plan and overhead wires along the street. The trees should be planted 10' back from the overhead utility line, not directly under the wires
 - k. A hedge should be planted along the sidewalk to prevent the one car driveway from becoming two car width at

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- the street edge. This could also serve as a screen, so a privacy fence would not be needed
 - l. A few more large or smaller trees would be better than the shrub beds shown at the sides parking spaces
 - m. Shrubs shown in front of the front entries should be moved to be either the hedge or foundation plan
5. Review of ZBA decisions
- a. Discussion of recent decisions and potential to improve process

Meeting adjourned, 9:10 PM. Next meeting will be November 9 in the Waterfield Room; to be confirmed 2 days prior to the meeting.

- *Adrian LeBuffe, recording vice chair; Minutes submitted to the DRC membership 10/12/2016*