



TOWN OF WINCHESTER

Design Review Committee
Town Hall, Winchester, Massachusetts 01890

David N. Storeygard, AIA, LEED AP, Chair
Juli Riemenschneider, RLA, ASLA, Vice Chair
Ellen Spencer
Adrian LeBuffe, LEED
Eileen Casciari, RA
Mary Grassi
Tracy Burhans

MEETING MINUTES

Wednesday, January 5, 2022, 7:30 pm - Town Hall, Mystic Valley Room

Present: Storeygard, Riemenschneider, Burhans, Spencer, Grassi, Casciari, Recording Secretary Nancy Upper

1. **Open meeting. Vote to approve December 1, 2021, minutes** - All approve.
2. **4 Abby Road plan preview** - Joey Davis, the owner of Lot 4, Abby Road, Winchester MA, intends to submit architectural and landscaping plans to the ZBA in February 2022. Davis attended DRC's January 5, 2022, meeting to gain feedback on preliminary plans prior to his submission.
 - a. Architect for the 4 Abby Road project is I-Kanda Architects, Inc. of Charlestown MA, Isamu Kanda, Principal.
 - b. Landscape Architect is the Waterfield Design Group of Winchester MA, Craig Miller, owner.
 - c. DRC comments:
 - i. Architectural and landscape grading make good use of the steeply sloped site.
 - ii. The house design is compatible with the parcel's location near the edge of the Fells. The board form concrete chimney, foundation walls, and patio structure harmonize with surrounding woodland.
 - iii. The design exemplifies the phrase on I-Kanda's website: "modern, yet enduring — equal parts purpose and sculpture."
 - iv. A member suggested more contrast of color. The house's current shades of brown give the striking design a monochromatic appearance.
 - v. DRC observed that the north side of the house looks "busy" with too many different design elements.

- vi. The large horizontal windows on the north side of the second-floor look incongruous with the vertical windows in the rest of the house.
- vii. On the patio, light fixtures on the vertical supports should cast light downward only (not up and down), so light does not compete with night sky and complies with Town residential lighting regulations.
- viii. As to landscape plantings, a DRC member cautioned that creatures common to the area, notably deer, eat Oakleaf Hydrangea and most varieties of Arborvitae — two plants chosen by the landscape architects. The member advised landscape designers to research plants carefully (e.g., deer do not eat Green Giant Arborvitae), and to use native plant species that creatures avoid.
- ix. The member also cautioned against Wisteria, a flowering vine that grows rampant as it matures.
- x. Geothermal and solar energy sources will supply the residence's entirely electric utilities. The owner aims to make the house and landscaping as carbon neutral as possible.

DRC previewed 4 Abby Road plans and 3D views as a pre-submission courtesy to the owner. In a few months, DRC looks forward to seeing the owner's official ZBA submission.

3. Installation of new DRC Officers - All approve.

- a. Juli Riemenschneider - Chair
- b. Ellen Spencer - Vice-Chair

4. 1012 Main Street Automotive Signage - 1012 Main Street, Winchester MA

- a. The Winchester Code of Bylaws, Chapter 9 SIGNS, Section 4 SIGNS IN BUSINESS AND INDUSTRIAL DISTRICTS, subsection 4.1 (b) [Size](#), specifies the "aggregate area of all signs permitted."
- b. The Sign Permit Application submitted by 1012 Main Street Automotive owner Houssein Chamseddine shows sign dimensions, but it does not clarify that the aggregate square footage of all signage meets Bylaws requirements.
- c. DRC recommendations:
 - i. Applicant should provide documentation that the total square footage of all signs does not exceed the allowable amount stated in the Winchester Code of Bylaws.
 - ii. If the proposed signage exceeds the allowable square footage, reduce the number of signs, or reduce the number of words to make signs smaller.
 - iii. On the red band spanning the building's façade, the number of words makes this signage look crowded. Use fewer words for greater legibility.

5. Washington and Swanton Streets Request for Proposal - For parcel at the corner of Washington and Swanton Streets, Winchester MA.

- a. DRC recommends that the Town's Request for Proposal include:
 - i. A note that the topography slopes significantly along Swanton Street.
 - ii. A note that the buildings, building entrances, and windows should be stepped to avoid a large blank foundation wall on Swanton Street.
- b. DRC comments on the RFP were due to Town Hall by January 6, 2022. Since DRC met the evening of January 5, 2022, new Chair Juli Riemenschneider offered to read the RFP document on behalf of all members, and to submit comments by the required deadline. All approved.

6. Appreciation of David Storeygard

- a. David Storeygard, AIA, LEED AP (American Institute of Architects, Leadership in Energy and Environmental Design Accredited Professional), served on the Design Review Committee for 25 years as member and officer.
- b. DRC thanked Storeygard for his remarkable service to the Committee and to the Town of Winchester.

7. Adjourn.

SUMMARY of Design Review Committee VOTES — January 5, 2022			
Minutes #	Item	Address	Vote
	No agenda items required a vote.		

Next meeting: Wednesday, February 2, 2022. Location to be announced.

Respectfully submitted by Recording Secretary Nancy Upper.