



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
Tracy Vartenigian Burhans

MEETING MINUTES, Wednesday, February 3 7:30 pm, Remote Participation. Storeygard, Riemenschneider, Spencer, LeBuffe, Casciari and Vartenigian Burhans present.

1. Minutes from the January meeting were approved. Vote all in favor

2. **Petition 3929:** 6 Winslow Road – Special Permit

Richard Leaf, architect, presented for applicants. Jennie and Neil Splaine were present. Lot is non-conforming. Letters of support from neighbors was provided. Addition is sensitive to the existing architecture and does not negatively impact the neighborhood. Recommend favorable action - vote all in favor.

3. **Petition 3927 - 201 Ridge Street** – Site Plan Review

Members of the committee had questions about the removal of the hedge and exact location of the the barn/garage, especially in terms of how it impacts the view of the historic house from Ridge Street. If the structure was moved back slightly it could allow better views of the house. Applicants were not present to answer questions.

DRC members agree with and support the location in general, as it is separate from the historic structure and does not require major site alterations and the additional driveway that would be required if the structure was located at the rear of the site. Recommend favorable action – vote all in favor.

4. **Petition 3928:** 11 Lorena Road – Site Plan Review

Proposed pool and retaining walls will have a major impact on the grades on the existing site and will require the removal of trees. The construction will not be visible from Lorena Road. Recommend favorable action with the following conditions – vote all in favor

1. Existing large shrubs and other vegetation at the end of and in front of the house that are between the construction and Lorena Road should remain in place and be protected. Construction access should be defined as not to impact these plants. They screen the pool fence and other construction from the road. Applicant should revise the plans to show this.
2. The natural stone facia on the proposed concrete retaining wall should, to the extent possible, match the existing granite field stone retaining wall. DCR would like to review samples.

5. Petition 3914: 138 Forest Street – Special Permit - Resubmission

Resubmission draft provided for our review. The following comments in *italics* are from the September DRC meeting minutes. Additional comments on the revised drawing are also provided.

1. Committee recommends unfavorable action 5-0 for the following reasons:

- a. *Per 9.4.2 item 4, size of building forms are out of scale with surrounding neighborhood, suggest pushing back and reducing garage volume or detaching from main house and locating in rear yard.* Revised drawings do not show a significant change to the size and scale of the building or the reduction in the size or location of the garage.
- b. *Per 9.4.2 item 6, impact on natural environment of (2) 10' retaining walls where size of lot allows for less invasive solutions* We feel the revisions to the retaining walls, elimination of the pool and revised site grading satisfactorily address this comment.
- c. *Per 9.5.7 item 1, size of building forms are an unreasonable departure from scale of surrounding neighborhood* Revised drawings do not show a significant reduction to the scale of the building, especially regarding the combined width of the house and garage facing Forest Street.
- d. *Per 9.5.7 item 3, excessive quantity of fill required to achieve the large degree of change from existing grade/topography* Wall heights and grading have been revised to satisfactorily address this comment.

6. Revised Washington-Swanton RFP

Brain Szekely was present to discuss this. DRC recommends that the RFP does not include the architectural perspectives (Melonson Renderings) and that the plans from the feasibility study and CVS should be included as an appendix of past studies and proposals.

7. Updates and New Business

a. A revised submission for 654 Main Street will be submitted this week. Brian will forward the package to DRC members for their individual comments.

b. Ellen presented her recommendations for exterior paint colors for 36-40 Elmwood Avenue

Brick building (front) Cornice, horizontal banding between first and second floor, canopy over front door: Benjamin Moore AF 100/Pashmina.

Gable, brackets, all window surrounds including central façade windows: Benjamin Moore HC-145/Van Courtland Blue.

Ceilings for the six balconies: Benjamin Moore HC-147/Woodlawn Blue.

Clapboard building (rear): Cornice, banding and all window trim: Benjamin Moore HC-145/Van Courtland Blue.

Ellen will send the recommendation on to the Planning Board.

c. The design of the sign at Winchester Soccer should be submitted for our review. David will follow up with Janine.

Next meeting is scheduled for March 3, 2021 at 7:30 via Zoom

Respectfully submitted by Juli Riemenschneider.