

TOWN OF WINCHESTER
Planning Board
Monday February 4, 2019, 7:30 p.m.–Mystic Valley Room

Planning Board Members: Diab Jerius, Chairman, Heather von Mering Vice-Chairman and Clerk, Maureen Meister, Elizabeth Cregger and Heather Hannon

Staff: Brian Szekely, Town Planner

Mr. Jerius opened the meeting at 7:32 p.m.

Roles of the Planning Board Chairman and Vice-Chairman

Mr. Jerius stated that at the last Planning Board meeting issues came up about the roles of the Planning Board Chairman and Vice-Chairman. There may be traditions that the newer members are not familiar with. There is a need to clarify the roles and determine what they are allowed to do. This issue will be put on the agenda at another meeting and the Planning Board will work on procedures and policies.

Subdivision Control Hearings Procedures

There was a review of the draft subdivision control hearing procedures. There was discussion on content and language. There was discussion on hiring consultants to review projects using MGL 53G and at what stage in the process to bring them in on the project. These procedures will be put in the Planning Board handbook.

Motion: Ms. von Mering moved to adopt the Town of Winchester Planning Board subdivision control hearing procedures as amended. Ms. Meister provided a second and all voted (5-0).

248 Cross Street Development

Mr. Jerius stated that there was a meeting with the applicant of the 248 Cross Street development, Jack LeMenager of the Historical Commission, Lance Grenzeback of the Select Board, Mr. Szekely and Mr. Jerius. The applicant stated that they would like to develop something that the town wants. The applicant would like to put in more than a duplex.

There was discussion on the preservation of the structure and of the development. There was discussion on a Demolition Delay. It was noted that the applicant should talk to the neighborhood before a public information session.

Recess

Mr. Jerius called a recess of the Planning Board meeting at 7:55 p.m., so the members could attend the Select Board meeting on the presentation of the Phase I Master Planner by consultant J.M. Goldson.

Mr. Jerius resumed the meeting at 8:52 p.m.

Spring 2019 Town Meeting Warrant Articles

There was a review of the Spring 2019 Town Meeting warrant articles. There was discussion on content and language. The Planning Board reviewed the following:

1. Article 1-Moving the sign bylaw from the General Bylaw to the Zoning Bylaw
2. Article 2-Disbanding the CBD Review Sub-committee.
3. Article 3-Changing the definition of floor area.
4. Article 4-Revising the zoning of GBD 2 & 3 with the best features of the CBD zoning.
5. Article 5-Revising the requirements for elevators and roof top amenities.

Tree Bylaw

There was discussion on establishing tree ordinance rules for replacing mature trees on private property, including clear-cutting on lots.

Ms. Hannon stated that she looked into the policies of the other towns. She reviewed their policies. There was discussion on the issues involved, including the size and species of the trees, ownership rules and enforcement. There was discussion on where the bylaw should be included in the town bylaws. This bylaw will be considered for inclusion as an article on the Fall 2019 Town Meeting warrant.

Approval of Meeting Minutes

The Planning Board reviewed the minutes of the following meetings:

September 6, 2018

Motion: Ms. Hannon moved that the Planning Board approve the minutes. Ms. von Mering provided a second and all voted (3-0-2) (Ms. Meister and Ms. Cregger abstained).

September 6, 2018-Executive Session

Ms. von Mering moved that the Planning Board approve the minutes. Ms. Hannon provided a second and all voted (3-0-2) (Ms. Meister and Ms. Cregger abstained).

September 25, 2018

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Ms. Cregger provided a second and all voted (5-0).

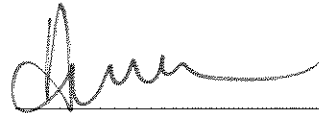
October 16, 2018

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Ms. Cregger provided a second and all voted (3-0-2) (Ms. von Mering and Mr. Jerius abstained).

October 30, 2018

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Ms. Cregger provided a second and all voted (5-0).

Motion: Ms. Meister moved to adjourn the meeting at 10:04 p.m. Ms. Cregger provided a second and all voted (5-0).



Heather von Mering, Planning
Board Vice-Chairman and Clerk

Recording Secretary: Liz Campbell

