

TOWN OF WINCHESTER
Planning Board
Monday February 25, 2019, 7:00 p.m.–Winchester Room

Planning Board Members: Diab Jerius, Chairman, Maureen Meister, Elizabeth Cregger and Heather Hannon

Staff: Brian Szekely, Town Planner and Bryan Carignan, Assistant Town Engineer

Mr. Jerius opened the meeting at 7:04 p.m.

ZBA Petition #3877-28 Everett Avenue

Mr. Szekely explained the petition. There was discussion on the petition. It was noted that the structure may block views of the lake from the street. It has a small side set back due to the garage. There is a need for an analysis by the Fire Department. The design is good.

The architect for the project Richard Leaf of Leaf Associates reviewed the plans. He noted that other houses in the area have garages with the same side setback.

It was noted that the encroachment on the neighbor should be reduced. It was noted that the Planning Board needs to be protective of zoning setbacks.

Motion: Ms. Hannon moved that the Planning Board recommend favorable action on petition #3877-28 Everett Avenue with the condition that the width is narrowed as much as possible to accommodate a one-car garage and that the side set back be maximized. Ms. Cregger provided a second and all voted (3-0-2) (Ms. Meister recused herself and Ms. von Mering was absent).

ANR-21 Wellington Road

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

Motion: Ms. Meister moved that the Planning Board endorse the ANR for 21 Wellington Road. Ms. Cregger provided a second and all voted (4-0-1) (Ms. von Mering was absent).

All the present members signed the ANR.

ANR-14 Glenwood Avenue

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

Motion: Ms. Meister moved that the Planning Board endorse the ANR for 14 Glenwood Avenue. Ms. Cregger provided a second and all voted (4-0-1) (Ms. von Mering was absent).

All the present members signed the ANR.

Abbey Road Development

The applicant of the Abbey Road development has asked to extend the development agreement for a one week until March 7, 2019, for funding. The Select Board will be voting on this tonight.

735-737 Main Street Development

There was discussion on the 735-737 Main Street Development. It was noted that there are issues with the design and the use of the town-owned land in front of the development. The applicant did not consult with the Town Planner or the Building Department.

There is a need for a traffic study. There is a need for a planning vision of the town for that area. There was discussion on the need to hire a consultant under MGL 53G to provide a level of analysis that goes beyond what the town boards and committees can provide. The Planning Board will write a letter to the ZBA to recommend that they invoke MGL 53G and hire a consultant.

Action Items

The Planning Board reviewed the action items including, Spring 2019 Town Meeting warrant articles, hearing procedures, open meeting laws, legal counsel review of articles and a public hearing on the articles.

Spring 2019 Town Meeting Warrant Articles

The Planning Board reviewed the Spring 2019 Town Meeting warrant articles. There was discussion on content and language. It was noted that an article is needed for additional Master Plan funding.

Quarterly Reports

There was discussion on reports that the Planning Board would like to see quarterly including teardowns, Historical Commission updates, Design Review Committee updates, demographic trends, special permits and types of construction.

Conway School of Landscaping and Design Projects

The Conway School of Landscaping and Design is looking for graduate level landscape design projects. There was discussion on potential projects. It was noted that the Tri-Community Bikeway could use landscape planning. Mr. Szekely will bring this idea to them.

Small Scale Multi-Unit Inclusionary Housing

There was discussion on the need for more inclusionary housing in the town. There is a need to look at land the town owns for possible projects. There was discussion on zoning changes, including overlay districts, as incentive to developers to build this type of housing.

There was discussion on how to accomplish getting this type of housing in town. There was discussion on the use of grant funding. There was discussion on using graduate students or hiring a consultant to come up with plans once sites are identified. There was discussion on friendly 40B projects.

Action Items

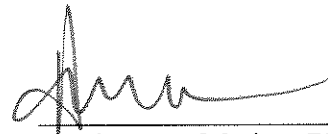
There was discussion on action items including, Spring 2019 Town Meeting warrant articles, a 735-737 Main Street memo to the ZBA, scheduling meetings with other town boards, landscape project for the Conway School of Landscape and Design, information on friendly 40B projects and hearing procedures for subdivision control.

ANR-Abbey Road Development

The Abbey Road land swap will be co-signed by Five Points Development, S & R Realty Trust, and the Planning Board. It was noted that the Planning Board has been authorized by legal counsel to sign.

Motion: Ms. Meister moved that the Planning Board endorse the ANR for the Abbey Road development. Ms. Cregger provided a second and all voted (4-0-1) (Ms. von Mering was absent).

Motion: Ms. Cregger moved to adjourn the meeting at 9:51 p.m. Ms. Meister provided a second and all voted (4-0-1) (Ms. von Mering was absent).



Heather von Mering, Planning
Board Vice-Chairman and Clerk

Recording Secretary: Liz Campbell

