

TOWN OF WINCHESTER
Planning Board
Tuesday March 5, 2019, 7:30 p.m.–Select Board Meeting 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, Beth Rudolph, Town Engineer and Mina Makarious, Town Counsel

Mr. Jerius opened the meeting at 7:33 p.m.

Municipal Affordable Housing Trust

There was discussion on a Municipal Affordable Housing Trust. The Planning Board is waiting on approval from the Select Board to go forward with a proposal. A trust is allowed by state law. The law lays out rules for some members of the trust. The trust allows the town to move quickly to purchase properties for affordable housing. This is a different approach for the town to produce affordable units than requiring affordable units through new construction.

The Planning Board and the Select Board would be co-sponsors and would develop the structure. It will need to be voted in by Town Meeting. After the trust is created, the board of the trust would approve decisions.

Funds for the trust could come from a Community Preservation Act, which the town does not currently have. Funds could be acquired from developers who would be required to pay funds to the trust instead of having affordable units.

Planning Board Budget

There was discussion on the Planning Board FY19 budget. There was discussion on new positions that the Planning Board would like to see approved including, an Economic Development Director, a Zoning Enforcement Officer and an Assistant Town Planner. There was discussion on the positions and how to fund them.

Swanton Street and Washington Street Property

The auction for the property at the corner of Swanton Street and Washington Street was cancelled. The property is currently under agreement. A project at the property could potentially be mixed use. The Planning Board needs to let the developer know what they would like to see done at the property. The Planning Board will discuss this issue at their next meeting.

River Street 40B Project

There was discussion on the potential 40B project on River Street. The town does not have any details on the project. Mr. Szekely met with the developer who stated that he will be filing next week. There was discussion on a traditional 40B and a friendly 40B project. It was noted that the industrial area may be contaminated.

Highland Avenue Subdivision

Motion: Ms. Meister moved that the Planning Board endorse the subdivision of the land off Highland Avenue/Abbey Road. Ms. Cregger provided a second and all voted (5-0).

All the Planning Board members signed the subdivision.

Spring 2019 Town Meeting Warrant Articles Legal Review

The Planning Board reviewed the Spring 2019 Town Meeting Warrant Articles with Town Counsel representative Mina Makarious. The articles are related to sections of the Zoning Bylaw. The review was done on PowerPoint.

The following articles were reviewed for content and language and legal issues:

1. Article 1-Sign bylaw
2. Article 2-Project review
3. Article 3-Floor Area
4. Article 4-Applicability
5. Article 5-Table of dimensional requirements-by-right height
6. Article 6-Inclusionary Housing
7. Article 7-Rooftop elevator equipment
8. Article 8-Table of dimensional requirements-Notes to table
9. Article 9-Height exceedance
10. Article 10-Utilities plan
11. Article 11-Plans
12. Article 12-Application

It was noted that Article 1-Sign bylaw has seen intense scrutiny in the courts. This needs to be looked at very closely and more time is needed. This article will be pulled from the warrant at this time.

It was noted that Article 7-Rooftop elevator equipment needs to be looked at more closely and more time is needed. This article will be pulled from the warrant at this time.

ZBA Petition #3878-24 Sargent Road

Mr. Szekely explained the petition. There was discussion on the petition. The petition was reviewed on PowerPoint. There was discussion on the impact on the neighborhood character and the setback encroachment.

Motion: Ms. Meister moved that the Planning Board recommend unfavorable action on Petition #3878-24 Sargent Road based on the following comments:

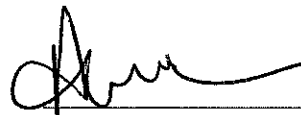
1. The proposed addition projects beyond the planes of the front and side of the house
2. The proposed addition would be unlike any neighboring properties, which have uniform planes of the house and garage
3. The materials are inconsistent with the house and neighborhood and the finished façade should have stone instead of concrete to match the existing façade
4. It encroaches on the required side setback by 2.5 ft. and it negatively impacts the abutting property
5. The neighborhood is a uniformly planned and built subdivision from the 1930's, and the proposed garage is incompatible with the character and materials of the neighborhood
6. The roof style and the door style are incompatible with the existing architecture style

Ms. Cregger provided a second and all voted (5-0).

735 Main Street Development

There is a meeting on development at 735 Main Street on March 18, 2019, and Mr. Jerius will attend the meeting to relay the Planning Board's vision for the site.

Motion: Ms. Meister moved to adjourn the meeting at 10:01 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

