



Planning Board Meeting Minutes Tuesday, March 9, 2021 at 7:30 pm – Zoom Meeting

Members Present:	Heather von Mering (chair) Maureen Meister Heather Hannon	Diab Jerius (Vice Chair, Clerk) Cheryl Wolfe
Also Present:	Brian Szekely, Town Planner Bryan Manter, Asst. Town Engineer	Nancy Polcari, Recording Secretary WinCam
Others Attending:	Sally Dale Kristina Nissen Ann Sera Sally DeGan Richard Rohan Steve Meinett	Mark Lewis Patrick Sansonetti Keri Murray Jeanne Wong Joey Davis Kevin Sarney
		Mary Reardon Lewis Cindy & Mike Micale Jeff & Kristen Bray Phil Scarff John Stevens

A quorum being in attendance, Chair von Mering calls the Winchester Planning Board (PB) meeting to order at 7:32 pm, noting that the meeting is being video recorded via WinCam.

1. Updates from Mr. Szekely:

- a. Attended a webinar regarding the Local Rapid Recovery Planning program to learn about strategies to help downtown and commercial businesses get assistance as we move forward.
- b. Reviewed the outdoor dining application. There is less space for dining and more for parking. Nothing received yet.

2. Updates from Chair von Mering:

- a. The March ballot includes a Capital Planning override to extend the life of the Muraco School building for 10 years; work includes heating system, roof repair, electrical work; the override also includes the last phase of the Town's flood mitigation project.
- b. Met with Finance Committee; PB budget reduced by \$5k for Holton Street Planning Project.
- c. Asked the Town Manager if she was aware of a 4-acre parcel of land behind Mahoney's that is for sale. Should the town consider securing to meet 40B requirements?

3.. ZBA Petition No. 3932 – 247 Swanton Street:

Chair von Mering recused herself. Mr. Szekely noted the applicant is seeking a Special Permit to construct additions that will be closer to the front property lines than permitted as of right. He noted the design moves the front door to White Street; White Street has sidewalks on both sides except for this parcel; they are not required but should be considered.

Mr. Manter: The applicant is responsible for assuring stormwater runoff does not impact neighbors or the street. Also, moving the entrance would require filing an address change with Engineering.

PB Discussion:

- Is there a Town right-of-way? For the sidewalk, this is a property line issue.
- The sidewalk would take away a lot of the grass space.
- Concern with moving the entrance. The pedestrian experience along Swanton Street includes having a door there.

- Possible to have a door on both streets.

Ms. Meister moved to recommend favorable action to ZBA Petition 3932 for 247 Swanton Street with the strong recommendation to keep a front door on Swanton Street, to retain the front façade and promote a positive pedestrian experience along that corridor. Ms. Hannon second the Motion. Vote: Hannon, Meister, Wolfe, Jerius. Motion passes 4-0-0, with von Mering recused.

4. ZBA Petition No. 3933 – 152 Swanton Street:

Mr. Jerius recused himself. Mr. Szekely noted the applicant is seeking a Special Permit to construct an addition that will be closer to the side property line than permitted as of right. He has no issue with this petition.

Mr. Manter: Noted the design increases the impervious area; they received additional information regarding the storm water mitigation. Requesting the applicant provide a test pit to confirm design assumptions.

PB Discussion:

- Does the front elevation change? Mr. Mark Lewis (architect) clarified that there is a small impact to the existing front elevation on the first level.
- The massing is to one side and in the back, keeping the existing house; the materials and style coordinate with the original design and neighborhood.

No Motion: no action.

5. ZBA Petition No. 3934 – Lot 2 Abby Road:

Mr. Szekely noted the applicant is seeking a Dimensional Variance to construct a new dwelling that will be located closer to the front property line than permitted as of right. He stated the Planning Department has not received any correspondence from legal regarding the appeal. He also noted that a Variance may only be approved for when there is an impact to the soil, topography or shape of the land or structure. This application does not meet the standards for a Variance; he recommends unfavorable action.

Mr. Manter: Currently reviewing the recent memorandum from the applicant.

PB Discussion:

- There is an appeal pending with Town Counsel. At this time, can only address the Variance as stated in the law.
- What is the other means to address this request if Variance is not the right “tool”?
- This is a subdivision approval question.

Ms. Meister moved to recommend unfavorable action to Petition No. 3934 for Lot 2 Abby Road, since this petition does not meet the definition of Variance. Mr. Jerius second the Motion. Vote: Hannon, Jerius, Meister, Wolfe, von Mering in favor. Motion passes 5-0-0.

6. ZBA Petition No. 3930 – 9-11 Webster Street:

Mr. Szekely noted that the architect submitted their updated design to construct an addition to an existing two-family home that includes a garage; the redesign incorporates the PB’s previous comments.

Ms. Sally DeGan (architect) provided a summary of the design: detached redesigned garage, smaller mud room as an addition.

PB Discussion:

- Looks good.

- Is the driveway the same? Ms. DeGan clarified that the driveway is extended.

Ms. Meister moved to recommend favorable action for Petition No. 3930 for 9-11 Webster Street based on the March 8th progress drawings. Ms. Hannon second the Motion. Vote: Hannon, Jerius, Meister, Wolfe, von Mering in favor. Motion passes 5-0-0.

7. Spring Town Meeting (TM) Articles:

Mr. Szekely: Hearing for Spring TM is two weeks away. The PB report will go to TM. Also, the Curb Cut Bylaw (Section 5.1.10) needs to go to TM. There is a question regarding the flair. Is it 20 feet maximum width at the street with the flair? Or is it 20 feet at the end of the driveway with a wider opening at the curb?

Mr. Manter: Reviewed the graphic diagram and proposed language change for Curb Cuts.

PB Discussion:

- Thought the maximum was 15 feet not 20 feet.
- Where is the 20 feet? At the property line or at the curb line?
- Recommendation to have a maximum of 20 feet at either line (curb or edge of pavement); if with a flair at the apron, then the width at the curb line would a little greater than 20 feet. Curb flairs would be with a 3-foot radius. This would also apply to 10-foot-wide driveways.

Ms. Meister moved to put two placeholders on the Spring Town Meeting warrant: one for the PB Report and one for an amendment to the Curb Cut Bylaw. Mr. Jerius second the Motion. Vote: Hannon, Jerius, Meister, Wolfe, von Mering in favor. Motion passes 5-0-0.

8. Planning Board Meeting Minutes:

Ms. Meister noted she had minor edits.

Ms. Meister moved to approve the PB meeting minutes for December 19, 2019. Mr. Jerius second the Motion. Vote: Hannon, Jerius, Meister, von Mering in favor. Motion passes 4-0-1, with Wolfe abstain.

Ms. Meister moved to approve the PB meeting minutes for January 12, 2021. Mr. Jerius second the Motion. Vote: Jerius, Meister, Wolfe, von Mering in favor. Motion passes 4-0-1, with Hannon abstain.

Ms. Meister moved to approve the PB meeting minutes for January 26, 2021. Mr. Jerius second the Motion. Vote: Hannon, Jerius, Meister, Wolfe, von Mering in favor. Motion passes 5-0-0.

Ms. Meister moved to approve the PB meeting minutes for February 9, 2021. Mr. Jerius second the Motion. Vote: Hannon, Jerius, Meister, Wolfe, von Mering in favor. Motion passes 5-0-0.

9. Executive Session:

Mr. Jerius moved to continue to Executive Session. Ms. Meister second the Motion. Vote: Hannon, Jerius, Meister, Wolfe, von Mering in favor. Motion passes 5-0-0. Planning Board moved to Executive session at 9:15 pm.

Diab Jerius, Clerk

Nancy Polcari, Recording Secretary

