



**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*  
*Mary Grassi*

**Meeting Minutes**

**Wednesday, March 10, 2021 @ 7:30 PM, Remote Participation**

Members Present: Storeygard, Riemenschneider, Spencer, LeBuffe, Casciari, Vartenigian Burhans and Grassi

Brian Szekely, Town Planner and Mary Ellen Lannon, Town Clerk were also present.

1. Mary Ellen Lannon swore in new member Mary Grassi and reinstated members Tracy Vartenigian-Burhans and Ellen Spencer.
2. DRC voted to accept Meeting Minutes from February 3 meeting.
3. **972 Main Street Petition 3919** - Previous iteration of the project was denied by the ZBA. Revised design was submitted for comment only. DRC comments were as follows
  - a. Simplification of the gables would improve the design
  - b. Greater level of detail for windows and other features on the façade should be provided
  - c. Landscape plan should show columnar street trees (4) along Main Street, shrubs should be placed in large masses, such as a hedge or in large informal blocks
  - d. Area shown as green over parking level should be detailed to allow plant growth or outdoor open space
  - e. Some outdoor open space should be provided for residents
  - f. **DRC voted to support the Planning Board's request to hire an independent design consultant to continue review of the project.**
4. **9-11 Webster Street Petition 3930** -- Site Plan Review under Section 9.5.1(6) of the Winchester Zoning By-Law to be permitted to construct an addition to an existing two-family dwelling where the total floor area of the two-family dwelling and garage will be greater than 3,600 square feet.
  - a. DRC previously review and provided comments on this project.
  - b. Revised plans dated 3.8.21 included a detached garage at the rear of the property and a revised mud room.

c. **DRC voted to recommend favorable action (7-0)**

5. **11 Niles Lane Petition 3931** - - Special Permit under Section 3.5.7 of the Winchester Zoning By-Law to be permitted to demolish a pre-existing non-conforming single-family dwelling located on a lot which does not meet the lot frontage requirement and construct a new single-family dwelling that will meet all setback requirements. In addition, the petitioners are seeking Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law to construct a new single-family dwelling where the total floor area of the building will be greater than 5,000 square feet. The petitioners are also seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law to change the slope over 6% of existing grade of an area more than 500 square feet.
  - a. Applicant's Landscape Architect, Architect and Attorney presented the project
  - b. Several DRC members voiced concerns over the adverse impact to an historic resource. A house with documented historic value will be demolished if the project goes forward.
  - c. Members had no negative comments about the architecture and landscape architecture design, and agreed it was a good design.
  - d. **DRC voted to recommend unfavorable action (4, 2, 1 abstention)**
  - e. Members voting for unfavorable action (4) did so to protect an historic resource, neighborhood character and noted that Winchester is losing many of its small to moderate sized historic homes.
  - f. Members voting against unfavorable action (2) stated that although they recognized the loss of an historic home, the home is not visible from a public way or the Upper Mystic Lake.
  
6. **247 Swanton Street Petition 3932** - Special Permit from Section 3.5.5 of the Winchester Zoning By-Law to be permitted to construct additions that will be located closer to the front property lines than permitted as of right.
  - a. The addition is modest and in scale with the existing house.
  - b. The addition improves the house.
  - c. **DRC voted to recommend favorable action (7, 0)**
  
7. **152 Swanton Street Petition 3933** - Special Permit from Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right. The property is located in the RG (General Residence) zoning district and contains 7,328 +/- square feet.
  - a. Applicant's architect explained the encroachment into the side property line was necessary for the construction of code compliant stair.
  - b. Members requested that the hipped gable on the side of the addition nearest the original house be a modified to match the straight gable in the rear of the addition.
  - c. Architect and applicant were present and agreed to modify the design.
  - d. **DRC voted to recommend favorable action (7, 0) with the condition that both sides of the addition have matching gabled ends.**
  
6. **2 Abby Road Petition 3934** - - Dimensional Variance from Section 4.0 of the Winchester Zoning By-Law to be permitted to construct a new single-family dwelling that will be located closer to the front property line than permitted as of right.
  - a. This site is part of subdivision and development agreement negotiated between Town of Winchester Board of Selectmen, Planning Board and the developer.

- b. As part of the agreement, owners are required to request a variance to locate houses closer to the front property line than is allowed by zoning. The purpose of this is to allow a larger rear set back, and more space between the new houses and the properties on Dana Road.
- c. Plan presented shows a 20' front set back and a 21' rear set back between the proposed house and the rear property line.
- d. **DRC voted to recommend favorable action (7, 0).**

- 8. 6A/6B Webster Street - Petition 3937** Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law so as to construct a new two family dwelling and detached garage where the total floor area of the two family dwelling and detached garage is greater than 3,600 square feet. The petitioner is also seeking a Special Permit under Section 4.2.5 and 9.4.2 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct dormers that will be greater than 50 percent of the width of the roof plane.
- a. Plans reviewed are revised from previous submittal. The following comments are on revised plans sent to the DRC on March 9<sup>th</sup>.
  - b. Design has been vastly improved by relocating the garage to the rear of the site.
  - c. DRC members are opposed to how the front gable ends on top of the porch and how it appears to be supported by the porch.
  - d. Possible improvement may include continuing the front gable to grade, thus dividing the porch in two. Each unit would have a side facing entry door and a separate porch. Another means to improve it would be to provide thicker columns on the porch below the gable.
  - e. As shown, the front porch stairs end in a blank front wall. This should be modified to have stairs end at a door or, if the front gable is brought to grade, a window. Two separate sets of stairs could also resolve this.
  - f. Reduction of rear dormers, as shown, is an improvement.
  - g. Materials in the submission are appropriate.
  - h. Members were opposed the wood framed fireplace extensions on the sides of the building that are visible from the street.

Next meeting is scheduled for April 7, 2021 at 7:30 via remote participation.  
Respectfully submitted by Juli Riemenschneider.