

TOWN OF WINCHESTER
Planning Board
Tuesday March 12, 2019, 7:30 p.m.–Select Board Meeting Room

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

Staff: Bryan Carignan, Assistant Town Engineer

Mr. Jerius opened the meeting at 7:40 p.m.

748 Main Street Development

There was discussion on the proposed development at 748 Main Street. The Albiani Brothers would like to develop the land where Bagel Land is located and where there is a 3-car garage next to it. They would like to purchase DPW town-owned land behind the properties for the development. It was noted that the land is a steep slope and would require a retaining wall.

There was a review of the lots on PowerPoint. There was discussion on a possible mixed-use on the land. There was discussion on the sale of the town-owned land. The sale of the land would have to be approved at Town Meeting. There is a need to look at the DPW land to see how it can be used by the town.

Waterfield Lot Development

There was discussion on the development of the Waterfield lot. It was noted that the MBTA is moving forward with their plans for the train station. There was discussion on the town issuing an RFI to get ideas for the area from developers. It was noted that it is a difficult lot to work with because there are easements.

Planning Board Hearings Procedures

The final Planning Board hearing procedures have been sent to Town Counsel for review.

Spring 2019 Town Meeting Warrant Articles

The Planning Board reviewed and discussed the Spring 2019 Town Meeting warrant articles.

Article 1-Eliminate the CBD Review Subcommittee

Motion: Ms. von Mering moved that the Planning Board put article 1 on the Spring 2019 Town Meeting warrant. Ms. Meister provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 2-New definition of Floor Area

Motion: Ms. Meister moved that the Planning Board put article 2, as amended, on the Spring 2019 Town Meeting warrant. Ms. von Mering provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 3-Expand the applicability of Site Plan Review

Motion: Ms. Meister moved that the Planning Board put article 3 on the Spring 2019 Town Meeting Warrant. Ms. Cregger provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 4-Change the by-right dimensions in GBD 2 & 3 zoning

Motion: Ms. Meister moved that the Planning Board put article 4 on the Spring 2019 Town Meeting Warrant. Ms. Cregger provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 5-Inclusionary Housing added to GBD 2 & 3 zoning

Motion: Ms. Meister moved that the Planning Board put article 5 on the Spring 2019 Town Meeting Warrant. Ms. von Mering provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 6-Change the language in the notes to the table of dimensional requirements

Motion: Ms. von Mering moved that the Planning Board put article 6, as amended, on the Spring 2019 Town Meeting warrant. Ms. Cregger provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 7-Change the language of height exceedance in the dimensional requirements in the CBD

Motion: Ms. Cregger moved that the Planning Board put article 7, as amended, on the Spring 2019 Town Meeting warrant. Ms. Meister provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 8-Additional requirement that the Utilities Plan submitted for projects in the CBD include the size and location of all rooftop equipment

Motion: Ms. Meister moved that the Planning Board put article 8 on the Spring 2019 Town Meeting warrant. Ms. von Mering provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 9-Additional requirement that the Utilities Plan submitted for the purposes of Special Permits include the size and location of all rooftop equipment

Motion: Ms. Meister moved that the Planning Board put article 9 on the Spring 2019 Town Meeting warrant. Ms. Cregger provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 10-Additional requirement that the Utilities Plan submitted for the purposes of Site Plan Review include the size and location of all rooftop equipment

Motion: Ms. von Mering moved that the Planning Board put article 10 on the Spring 2019 Town Meeting warrant. Ms. Meister provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Article 11-Appropriation of \$45,000.00 for the purpose of finalizing the 2030 Master Plan

Motion: Ms. von Mering moved that the Planning Board put article 11 on the Spring 2019 Town Meeting warrant. Ms. Cregger provided a second and all voted (4-0-1) (Ms. Hannon was absent).

ZBA Petition #3879-38 Winthrop Street Extension

Mr. Jerius reviewed the petition. There was discussion on the petition. It was noted that there are issues with the design, protruding garage, scattered windows, and the elevations.

Motion: Ms. Cregger moved that the Planning Board recommend unfavorable action on Petition #3879-38 Winthrop Street Extension based on the Planning Board's agreement with the Design Review Committee and on the following comments:

1. Occupied space should be the prominent feature of the house; the massing of the entrance is recessed and is subsidiary to the main mass which houses the garage
2. The front second floor windows are not aligned with the first-floor windows
3. On the side elevations, the windows are random and lack a consistent pattern and the left elevation in particular is too blank (section 9.4.2 (c) of the Zoning Bylaws).

Ms. Meister provided a second and all voted (4-0-1) (Ms. Hannon was absent).

ZBA Petition #3880-4 Fernway Terrace

Mr. Jerius reviewed the petition. There was discussion on the petition.

Motion: Ms. von Mering moved that the Planning Board recommend favorable action on Petition #3880-4 Fernway Terrace. Ms. Cregger provided a second and all voted (4-0-1) (Ms. Hannon was absent).

Swanton Street and Washington Street Property

There was discussion on the property at the corners of Swanton Street and Washington Street. It was noted that the neighborhood is interested in a mixed-use development. Currently the property is zoned commercial. There was discussion on changing the zoning for the area and possibly creating an overlay district to permit a mixed-use project. There was discussion on parking. There was discussion on a neighborhood meeting to determine their desires and concerns.

248 Cross Street Development

There was discussion on the development at 248 Cross Street. It was noted that the lot is zoned for 1 to 2 units, but the developer would like to build multiple units. The Historical Commission would like the house preserved because it is a mid-19th-century structure. The house is currently on a demolition delay.

The owner of the property Mike DiMartino stated that he is a builder and he bought the property to develop it. He has met with the Historical Commission multiple times and understands that they want the structure preserved. He stated that there are problems with the house and it is in bad shape. His architect is working on trying to incorporate the structure into the development. They are planning on doing two units and possibly incorporate the house.

Resident Peggy Schleicher of 22 Lochwan Street stated that the personality of the houses in the area is being lost with all the new construction and that they are all being built the same.

19-35 River Street 40B Project

An application for a 40B project for 19-35 River Street has been submitted. The plans were reviewed on PowerPoint. There was discussion on the design, materials, pedestrian setting, shuttle to town center, front set back, traffic and the lack of a sidewalk.

There was discussion on how the project fits into the affordable housing goals. It was noted that the land is in a flood plain and would require soil contamination testing. There was discussion on invoking MGL 53G which allows the town to hire a design consultant that is paid for by the developer.

It was noted that this is an initial submission and still needs to be approved by Mass Housing. The town needs to determine a strategy to deal with this development.

Resident Peggy Schleicher of 22 Lochwan Street stated that there is a neighborhood above the site and there is a need for a street view rendering from the upper neighborhood and an analysis on the effect of people living there. She is also concerned about noise.

Resident Sara Swartz of 43 Irving Street stated that the project is in the Muraco School district and with a 40B the children can be sent to other districts so Muraco School will not have to absorb all the children.

Scope of Work for Design Professional

There was discussion on a scope of work for an RFP for a design professional to be kept on retainer. There was discussion on how to fund the design professional. There is a need for a professional to be brought in early in the development process and work with the developers prior to filing applications and then oversee the projects during construction. There was discussion on what experience the design professional would be required to have.

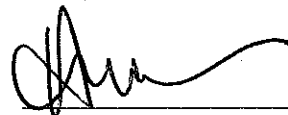
Municipal Affordable Housing Trust

The Select Board will be voting on the Municipal Affordable Housing Trust next week. The language for the trust will follow MGL 44 section 55c. The Planning Board will be listed as a co-sponsor of the trust. It was noted that the trust is an important part of the Housing Production Plan.

735 Main Street Development

The developer has made substantial changes to the plans for the 735 Main Street development and has not come back to the Planning Board. The changes should require the applicant to refile the plans.

Motion: Ms. von Mering moved to adjourn the meeting at 10:07 p.m. Ms. Cregger provided a second and all voted (4-0-1) (Ms. Hannon was absent).



Heather von Mering, Planning
Board Vice-Chairman and Clerk

Recording Secretary: Liz Campbell

