

**TOWN OF WINCHESTER**  
**Planning Board**  
**Tuesday April 9, 2019, 7:30 p.m.–Select Board Meeting Room**

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

Staff: Beth Rudolph, Town Engineer

Mr. Jerius opened the meeting at 7:34 p.m.

**Planning Board Reorganization**

The Planning Board held nominations and votes on the board positions of Chairman and Vice-Chairman Clerk.

Motion: Ms. Meister nominated Ms. von Mering for the position of Planning Board Chairman. Mr. Jerius provided a second and all voted (4-0-1) (Ms. Cregger was absent).

Motion: Ms. von Mering nominated Ms. Hannon for the position of Planning Board Vice-Chairman and Clerk. Ms. Meister provided a second and all voted (4-0-1) (Ms. Cregger was absent).

**Subdivision Rules and Regulations**

There was discussion on the change in the language of the street classification of the maximum paved surface for a fire lane from 18 ft. to 20 ft., to align with the new language in the Mass Fire Code. There was discussion on the road size, street design and measurements. There was discussion on the safety issues. It was noted that studies have shown that narrower roads are safer. It was noted that the Planning Board should discuss this issue with the Master Plan consultant and include it in the transportation portion of the Master Plan.

**248 Cross Street Development**

There was discussion on the development at 248 Cross Street. It was noted that the Historical Commission has granted the owner a demolition permit. The development was reviewed on PowerPoint. There was discussion on the concerns including; the windows do not line up, the roof line is not contiguous, it is not a unified massing and one unit's front door is located in a subsidiary location.

It was noted that the design does not match up to the Planning Board's idea of a good design. There was a review on PowerPoint of the types of acceptable designs. There was discussion on having garages in the back of the house, instead of protruding out the front. The design should be L-shaped or a continuous unit to meet the design standards in the definition of a duplex in the Zoning Bylaws. There was discussion on process.

### **Approval of Meeting Minutes**

The Planning Board reviewed the minutes of the following meetings:

November 13, 2019

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Ms. Hannon provided a second and all voted (4-0-1) (Ms. Cregger was absent).

December 4, 2019

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Mr. Jerius provided a second and all voted (4-0-1) (Ms. Cregger was absent).

January 8, 2019

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Ms. Hannon provided a second and all voted (3-0-2) (Mr. Jerius abstained from the vote and Ms. Cregger was absent).

January 22, 2019

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Mr. Jerius provided a second and all voted (4-0-1) (Ms. Cregger was absent).

February 4, 2019

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Mr. Jerius provided a second and all voted (4-0-1) (Ms. Cregger was absent).

February 25, 2019

Motion: Ms. Meister moved that the Planning Board approve the minutes as amended. Mr. Jerius provided a second and all voted (3-0-2) (Ms. von Mering abstained from the vote and Ms. Cregger was absent).

### **Spring 2019 Town Meeting Warrant Articles**

There was discussion on the Spring 2019 Town Meeting warrant articles.

Motion: Ms. Meister moved that the Planning Board put the articles on the Spring 2019 Town Meeting warrant using the edition dated March 21, 2019, with the edited background of the edition dated March 26 2019. Mr. Jerius provided a second and all voted (4-0-1) (Ms. Cregger was absent).

Motion: Ms. Meister moved that the Planning Board sign on as a co-sponsor with the Select Board on the Spring 2019 Town Meeting warrant article to create a Municipal Affordable Housing Trust as written in the housing trust statute of MGL. Mr. Jerius provided a second and all voted (4-0-1) (Ms. Cregger was absent).

**ZBA Petition #3881-1 Winter Street**

Ms. Hannon recused herself from the discussion on ZBA petition #3881-1 Winter Street. Ms. von Mering reviewed the Town Planner's comments on the petition. There was discussion on the petition. Ms. Rudolph reviewed the storm water management. There is a need to review the compliance with FEMA regulations. The town is waiting for additional information. The structure needs to be set back. The windows need to be aligned. There was discussion on the issues with section 9.4.2.4 & .8 of the Zoning Bylaw-Criteria for Special Permit.

Ms. Meister moved that the Planning Board recommend unfavorable action on petition #3881-1 Winter Street due to the following issues under section 9.4.2-Criteria for Special Permit-of the Zoning Bylaw:

Under Section 4a)

1. The addition, protruding forward from the main front plane of the house
2. Massing is taking away from the original façade
3. Pattern of windows and their proportions are inconsistent with those of the existing building

Under Section 8)

1. As presented, the addition has a negative impact on a historic resource, due to its dominating the historic building

It was noted that some of the issues would be alleviated if the addition were set back from the front façade of the historic building.

Mr. Jerius provided a second and all voted (3-0-2) (Ms. Hannon abstained from the vote and Ms. Cregger was absent).

**ZBA Petition #3882-6 Glenn Road**

Ms. von Mering reviewed the Town Planner's comments on the petition. There was discussion on the petition.

Motion: Mr. Jerius moved that the Planning Board recommend favorable action on petition #3882-6 Glenn Road. Ms. Meister provided a second and all voted (4-0-1) (Ms. Cregger was absent).

### 735 Main Street Development

There was discussion on the development at 735 Main Street. The Zoning Enforcement Officer has determined that the proposal for a new setback in the plans requires a new application. The change in the setback represents a new design zoning issue.

The architect for the project Chris Mulhern reviewed the plans on PowerPoint. He reviewed the comments of the DRC and the changes made to the plans due to the comments. He reviewed the materials, the landscape plan and the height of the elevator on the roof, which would be built to the state elevator code, for outdoor space for the residents.

There was discussion on the on the issues with the elevator height, the setback variance and greenspace. There was discussion on suggesting to the ZBA that they use MGL 53G to hire design and traffic consultants for the project. The Planning Board could give the ZBA an outline of why MGL 53G consultants are needed. It was noted that there is an MWRA easement on the property. It was noted that the project would include altering town property in front of the lot, which could cause traffic issues.

### 19-35 River Street 40B Project

Ms. von Mering recused herself from the discussion on the 19-35 River Street 40B project. There was discussion on the project. It was noted that the Planning Board will be holding a public meeting on the project on April 11, 2019. The Planning Board will submit their comments to the Select Board for their discussion on the project on April 22, 2019.

There was discussion on the issues with the project including; transportation, open space, no sidewalk, the height, the pitched roof, the penthouse and the materials. It was noted that the wood portion should be masonry. There was discussion on the design and non-sustainability of the building, decks, elevations, widow depth and the content on the application form. It was noted that there is a need for better architecture.

There was discussion the use of MGL 53G to hire a design consultant. It was noted that it is a good site for development, but it needs a better design. The Planning Board will draft a memo of their concerns.

John Suhrbier of the Housing Partnership Board stated that this is a preliminary application and if it is approved by Mass Housing, then a more detailed, full application would be developed.

Motion: Ms. Meister moved to adjourn the meeting at 9:58 p.m. Mr. Jerius provided a second and all voted (3-0-2) (Ms. von Mering and Ms. Cregger were absent).



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Heather Hannon, Planning  
Board Vice-Chairman and Clerk

Recording Secretary: Liz Campbell