

TOWN OF WINCHESTER
Planning Board
Monday May 13, 2019, 6:00 p.m.–Winchester High School Room A114

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

Ms. von Mering opened the meeting at 6:07 p.m.

ZBA Petition #3883-26 Stevens Street

There was discussion on the petition.

Motion: Mr. Jerius moved that the Planning Board recommend favorable action on Petition #3883-26 Stevens Street with the following notes:

1. The Planning Board endorses the DRC findings
2. The Planning Board endorses the Engineering Department's memo dated May 13, 2019, concerning the drainage
3. The Planning Board recommends that the applicant use columns rather than posts

Ms. Meister provided a second and all voted (3-0-2) (Ms. Hannon and Ms. Cregger were absent).

ANR-8 Webster Street

There was discussion on the ANR.

Ms. Meister moved that the Planning Board endorse the ANR-8 Webster Street. Mr. Jerius provided a second and all voted (3-0-2) (Ms. Hannon and Ms. Cregger were absent).

735 Main Street Development

Architect for the development at 735 Main Street Chris Mulhern reviewed the plans dated April 11, 2019. It was noted that the DRC has not yet reviewed the plans.

There was discussion on the entrance to the property. The Planning Board reached a consensus on its preference for the third alternative, which prohibits access to the public parking slots from the entrance into 735 Main Street. Left turns into and out of the property should be prohibited, and the entrance should be shaped to discourage left turns. In order to ensure that the on-street parking is available for local businesses and not for visitors to 735 Main Street, it is suggested that there be time limits on parking in the public spaces. The Planning Board recommends to the Select Board that they engage an urban designer to design the island and the rest of the intersection, as it is one of the gateways to the town center.

There was discussion about the height of the elevator and another structure on the roof. Both had sloped roofs which extend above the allowed height. Mr. Mulhern commented that he could use flat roofs and comply with the height requirement to avoid a variance.

There was discussion on the balconies. They had been added to the building at the request of the Planning Board at an earlier meeting. However, Ms. von Mering and Ms. Meister stated that they prefer the original French style balconies. Ms. Hannon and Mr. Jerius both preferred the full balconies in the new plans.

There was discussion on retaining a design consultant under MGL 53G. Because of the prominence and location of the structure, the PB thought that it is necessary to have an expert give input on the materials and moldings and similar exterior design issues, both prior to permitting and during the construction process to ensure that the highest quality result is obtained. The expertise is not available from the town boards and committees and the PB recommends to the ZBA that they engage a design consultant under MGL 53G.

Spring 2019 Town Meeting Warrant Article 14

There was discussion on Spring 2019 Town Meeting warrant article 14 which addresses the sale of town owned land in the back of the DPW yard.

There was discussion on the fact that the article would grant the Select Board the authority to dispose of a piece of land in the DPW yard to allow a development of a mixed-use structure on north Main Street. It was noted that there was insufficient time to review the response to the RFP for the purchase, which was received on the morning of May 13, 2019, and the response did not provide sufficient information for the PB to make a meaningful evaluation of the response. Some members of the board were concerned that there had not been a comprehensive review of the uses for the DPW yard to determine if the Select Board's proposed sale was consistent with any future uses.

Motion: Ms. Meister moved that the Planning Board recommend a no vote, requesting that the Select Board come back to Town Meeting with more information. Ms. Hannon provided a second and all voted (4-0-1) (Ms. Cregger was absent).

Motion: Ms. Meister moved to adjourn the meeting at 7:30 p.m. Mr. Jerius provided a second and all voted (4-0-1) (Ms. Cregger was absent).



Heather Hannon, Planning
Board Vice-Chairman and Clerk

Recording Secretary: Liz Campbell