



Planning Board Meeting Minutes Tuesday, May 17, 2022, at 7:30 pm – Zoom Meeting

Members Present:	Diab Jerius, Chair I-Ching Scott Kurt Spring	Sally Dale, Vice Chair/Clerk Nicholas Rossettos
Also Present:	Brian Szekely, Town Planner WinCam	Nancy Polcari, Recording Secretary
Others Attending:	Richard Rohan John Suhrbier	Michael Wang, Form + Place John Rufo, Form + Place

A quorum being in attendance, Chair Jerius calls the Winchester Planning Board (PB) meeting to order at 7:31 pm, noting that the meeting is being video recorded via WinCam and Zoom. Roll call of PB members: Dale, Scott, Spring, Rossettos, Jerius in attendance.

1. North Main Street Corridor:

Chair Jerius: Form + Place will discuss the next step in the North Main Street Corridor (NMSC) revitalization project.

Mr. Wang: This is the second meeting with the PB to listen to your feedback. Propose a two-step process for today: presentation slides and then review the questions previously sent (in agenda packet). As requested, the presentation includes a visual tour of the area.

Summary of presentation and discussion:

- Clarifying Goals slide: Six goals listed. Propose to analyze the NMSC two ways. Divided into 7 zones focusing on street sections and pattern changes. Second, looked at the corridor thematically.
- Complete Streets Neighborhood Connector slide: This conceptually shows an example of a street that accommodates many features including vehicles, bicycles, pedestrians, store frontage, landscaping, etc.
- Zone 1 slide: Starting at the Skillings Road intersection, the site with Town Pantry has a 72' building set-back with a parking lot in front.
- Mr. Wang confirmed that the road width is consistently 42' wide except at the intersection of Swanton Street where it widens for a right turning lane.
- Zone 2 slide: Past Dunkin Donuts where the parking lot is on the side of the building, the buildings move closer to the sidewalk, beginning to create the feeling of a streetscape.
- Mr. Wang clarified that streetscape dimensions are 10' for driving lane, 8' for parking, 5' minimum for dedicated bike lane (6' is better); can have shared bike lane with the drive lane which would be 13' or 14'. There is a new idea to put the bike lane between the parking and sidewalk but would need a wider area to accomplish.
- PB comments: Can the street parking be limited? Locate it on-site or only one side of the road? Most businesses would not want to lose the on-street parking.
- Zone 3 slide: Belino Park has no sidewalk, but a meandering walkway through the park. Across the street is a mixed-use building close to the sidewalk.
- PB comments: The pedestrian crosswalk is not safe with the right turning lane at Swanton Street. Need to include the bus stops.

- Zone 4 slide: Just past Swanton Street, feel enclosure with the commercial buildings being close to the sidewalk, and then transitioning to multi-family residences.
- Zone 5 slide: Large commercial building with parking in front.
- Zone 6 slide: The Meineke building is set back with the parking area in front.
- Zone 7 slide: The medical building is low, at the sidewalk, and takes up the whole block.
- Site and Building Design Criteria slide: Identified 10 areas. Subsequent slides outlined the specific points to address for each area as part of this process.

PB and Form & Place Discussion:

- Is “use” more important than “character”? They are not mutually exclusive. It is acceptable to have lab, retail, residential, fast food in both zones (GBD-2 and GBD-3).
- See the vision for more intense/larger scale (and height) closer to the Town Center; the scale gets smaller the further away from the Center.
- What is character-based zoning? One example: the size of the development is tied to the size of the lot.
- The character should be the consistent for the entire corridor.
- Do not confuse character with style; character addresses things like height, but not style.
- Want architecture that “looks forward” as well as “looking back”.
- The west side has narrower lots; the east side has deeper lots. How do we promote the street scape for the public and still protect the small residential neighborhoods on the west side?
- Public realm continuity is important.
- Public realm improvements will bring developers and stimulate investment.
- Abutting properties may need to be looked at on a lot-by-lot basis.
- Goal is to incentivize; prefer not to address site-by-site. Yet, want to be sensitive to each site.
- Is this microzoning? This is a balancing challenge; want to take the onerousness out of developing but also want to be sensitive to the micro-context of each property.

Mr. Wang: Next meeting to discuss next steps in this process; review what to take to the public meeting.

PB Comments:

- Recommendation to sketch-out ideas of what a balanced corridor would look like.
- Discuss use of guidelines vs. zoning.

2. Adjourn:

Mr. Rossettos moved to adjourn the PB meeting of May 17, 2022. Ms. Scott second the Motion. Vote: Dale, Rossettos, Scott, Spring, Jerius in favor. Motion passes 5-0-0. Meeting adjourned at 9:17 pm.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary