



Planning Board Meeting Minutes
Tuesday, May 24, 2022, at 7:30 pm – Zoom Meeting

Members Present: Diab Jerius, Chair
Kurt Spring
I-Ching Scott
Sally Dale, Vice Chair/Clerk
Nicholas Rossettos

Also Present: Brian Szekely, Town Planner
Bryan Manter, Assistant Town Engineer
WinCam

Others Attending: Anthony Marino John Clemson Hank Lin
Emily Claire Rachel Whitehouse George Wood
Sam DeLuca Phyllis Estella Rich Mucci
Zeina Marchant William Foucher Raegan McCain
Richard Rohan MassAccess Russell
Melissa (in Boston)

A quorum being in attendance, Chair Jerius calls the Winchester Planning Board (PB) meeting to order at 7:30 pm, noting that the meeting is being video recorded via WinCam and Zoom. Roll call of PB members: Dale, Scott, Rossettos, Jerius in attendance. Ms. Scott and Mr. Szekely arrived late.

1. **Updates – Chair Jerius:** Chair Mucci of the Select Board has offered to attend the discussion of the Waterfield Lot proposal, scheduled for next PB meeting (May 31st).
2. **Planning Board Meeting Minutes**
 - a. **Meeting Minutes for April 12, 2022:**

PB Discussion: Several comments and edits noted.
Mr. Spring moved to approve the PB Meeting Minutes of April 12, 2022, as amended. Ms. Dale second the Motion. Vote: Dale, Rossettos, Spring, Jerius in favor. Motion passes 4-0-0, with Scott absent.
 - b. **Meeting Minutes for May 10, 2022:**

PB Discussion: Several comments and edits noted.
Ms. Dale moved to approve the PB Meeting Minutes of May 10, 2022, as amended. Mr. Rossettos second the Motion. Vote: Dale, Rossettos, Jerius in favor; Spring abstains. Motion passes 3-0-1, with Scott absent.
3. **910 Main Street - PreApplication:**

Chair Jerius: The potential applicant, Anthony Marino has a P/S (Purchase and Sale) on the property at 910 Main Street where there is an active restaurant, Sakura. It is a documented historic resource; a demo delay was put on the property and the 12 months has expired. Due to the size of the property in the GBD-3, all developments on this site would require Site Plan Review. Mr. Marino is approaching the PB to determine what is most palatable. At the moment, Mr. Marino wants to do housing on the site through a demolition of the existing building. In the packet is a letter from the PB to the Historical Commission from June of 2020 about the property and the desire to retain and add onto the building rather than demolish. The possibilities for this site are:

 1. Rehab existing building, no expansion.
 2. Rehab existing building, with mixed-use and 4 units (SITE PLAN REVIEW).
 3. Rehab existing building and expand to more than 4-units (SPECIAL PERMIT).

4. Demolish existing building and create new mixed-use OR Housing-only 4+ units (SPECIAL PERMIT).
5. Mixed-Income (40B) with or without a commercial component (Comprehensive Permit with ZBA only after Project Eligibility Letter from Department of Housing and Community Development).

Mr. Marino: Presented pictures of the existing building and property, showing the poor conditions and materials resulting from deferred maintenance. He then presented pictures for a 40B option (all rental units) noting traditional elements of siding, windows, etc. Parking would be behind the brick on the ground level and cars would enter from Canal Street. The original plan was for 15 units, all one-bedroom for a total of 4 stories. For a 40B, there would need to be other size units, which would reduce the total. He then presented a second, smaller plan that would not be a 40B. It has the same parking and footprint. Mike MacKay is the architect (for both designs). This option is 10 units, all one-bedroom rental units. The neighbors who he has already talked with like this smaller design better.

Chair Jerius: Noted that one of the units would have to be deeded as affordable. Mr. Marino is looking for PB feedback.

Ms. Dale: The proposed designs look attractive, but they don't consider that this building is one of Winchester's most historical structures. Would prefer to incorporate the existing historic resource as part of the renovation and expansion.

Mr. Rossettos: The North Main Street Corridor (NMSC) has several structures that need to be torn down and replaced. This is the wrong lot and building. This is a historic resource of Winchester. The first design showed great architectural details but is not for this location.

Mr. Spring: Appreciates historic structures and architecture. In this current condition, this building is an eye-sore. Not sure if this is economically feasible to restore. If possible, like to see how this fits into the NMSC study.

Ms. Scott: These designs address the housing needs of the Town. The site is challenging, and this historic building is in the middle of the lot, making it difficult to keep. Is it possible to move the existing house or keep parts for the new development?

Chair Jerius: Believe this house is possible to bring it back to its original glory. There is new zoning, Section 4.5, Waivers Related to Natural Historic Resources to provide relief if maintain existing structures. Compelling to add 10 new housing units. It is a balance.

Mr. Clemson (Historic Commission): The zoning does offer relief for this site, and this is a significant building. There are other sites on Main Street that could accommodate the other designs presented.

Mr. Lin: Would like to see the historic building restored.

Ms. Claire: Lives in the house adjacent to this property. She expressed concerns with Mr. Marino regarding noise pollution and security. His smaller design would have less impact on her property. As for the historic structure, need a plan to make it nice.

Mr. Marino: To try to keep the existing structure is costly. Like to build something unique and attractive. He noted the possibility of incorporating more of the original architectural details in the new design.

4. Leaf Blowers:

Chair Jerius: Introduced Rachel Whitehouse and George Wood from Quiet Clean Winchester, to talk about leaf blowers.

Mr. Wood: Provided background and information regarding a proposed by-law that would restrict the use of gas powered leaf blowers.

Ms. Whitehouse: Presentation included additional details. Goals are cleaner, healthier air, reduce damaging noise levels and lower environmental pollution. Intent to move to electric lawn care (instead of gas). Supports the Master Plan goals (building community, balancing development with preservation, ensuring sustainability, and connecting people to places). A brief summary of the presentation:

- They have a lending library of two E-Go brand leaf blowers (765 CFM, and 600 CFM with an average time of 90 minutes per battery charge).

- They are working with landscape businesses to advocate for this equipment and discuss a trade-in opportunity to offset the costs.
- They are proposing a bylaw that allows some use of gas blowers, require permits for commercial landscapers, enforcement by police, applies to everyone. Intend to go to Fall Town Meeting and have the bylaw in effect in 2023. This bylaw does not ban gas blowers, does not prohibit the dust, does not specify a noise level, does not specify age or type, and does not exempt any specific property.
- Noted that several local communities have already implemented some type of restrictions.
- More information available at quietcleanwinchester.org.

PB Comments: Interesting, compelling; appreciate aligning with the Master Plan and being sensitive to commercial landscapers; once by-law ready, the PB can review.

5. **Lochwan/Loring Court Subdivision:**

Chair Jerius: This is the location of the previous Boodakian Rug Cleaning building. The Planning Board approved this subdivision in October of 2020 for the build-out of the cul-de-sac and 3 subsequent housing lots. The applicant, Lochwan LLC via Robert Murray of Burlington, MA, is ready to build out the rest of the subdivision and is ready to put up a bond and sign the tripartite agreement. Legal counsel has been working with the applicant to get the tripartite agreement set and is ready for signature. Additionally, the value of the bond that will be put up has been reviewed and approved by the Engineering Dept. The original estimate was from December of 2021 and there is now a revised budget based on May of 2022 pricing. Need to establish the bond at \$75,000 for the Lochwan/Loring Court Definitive Subdivision. Present representing the LLC are Mr. Deluca and Ms. Estella.

Mr. Manter: Presented a brief summary of the reasoning behind the increase to \$75,000. It looks reasonable.

PB Comments: Is this for a new road?

Ms. Estella: Summarized the road work associated with the bond.

Ms. Scott moved to establish the escrow amount at \$75,000 and release the lots from subdivision, allowing the application of building permits for the Lochwan/Loring Court Street Definitive Subdivision through the Tripartite agreement. Mr. Spring second the Motion. Vote: Dale, Rossetto, Scott, Spring, Jerius in favor. Motion passes 5-0-0.

Ms. Dale moved to give the PB Chair permission to finalize the Tripartite agreement and sign it. Mr. Spring second the Motion. Vote: Dale, Rossetto, Scott, Spring, Jerius in favor. Motion passes 5-0-0.

6. **MPIC Selection Committee:**

Chair Jerius: Do not know the number of applicants yet. Most of the committees have responded with representatives to participate in the selection committees for each of the four themes of the MP. Provided the current list of the four groups and those currently noted on the selection committees. Mr. Spring volunteered to represent the PB on the Ensuring Sustainability selection committee.

Ms. Dale: Clarified that two volunteers will be selected to serve on the MPIC for each of the four groups. And these selection committees will be meeting 2 or 3 times to make the candidate selections.

Mr. Szekely: Number of candidate applicants is 14. He noted that the posting for these positions is closed. He presented (on-screen) the posting Master Plan Implementation Committee Position Description.

7. Position Description for Town Planner:

Chair Jerius: Using the packet from 5/10/22 meeting (page 37), noted the red edits are additions.

PB Discussion:

- There are many other boards and activities that overlap with planning that require the involvement of the Town Planner (TP).
- Confirmed that Mr. Szekely has been in this position for 8 years (effective August).
- Intent is to review this description to ensure it reflects the current activities of the TP.
- Noted that our TP is spread very thin. Question raised as to what other TP's have for job descriptions. Should the PB be expanding the department?
- There is also a lack of flexibility. It looks like the TP has to attend every board meeting. Suggestion to remove any redundancy.
- Suggestion to shorten and clarify and prioritize the details.
- PB needs to decide on the priorities that reflect the vision and mission of the PB.

Mr. Szekely: This should not establish goals. It is a job description. For other locations, it depends on the size of the community (for a city, the TP reports to the mayor). In some similar size towns, the TP does not attend PB meetings. It varies from town to town.

Chair Jerius: Suggested PB members note what parts should be removed and/or changed. Chair and TP will then review and incorporate comments and present an updated version.

8. Education/Outreach:

Chair Jerius: How can the PB engage with the community better? Some ideas are a newsletter, meet with each precinct, do a walk-through with precincts. The intent is to hear what people have as their issues and to communicate what is happening on the PB.

PB Discussion:

- Suggestion to send out an agenda that has a description of each item rather than just a list.
- Start with a quarterly newsletter. Should it be retrospective or forward-looking?
- TP's Friday's summary/meeting notes provides some information on the Planning Department.
- Suggestion to put on Town website.
- Intent to help people understand what the PB does.
- Concern with the time it takes to put together.

9. Adjourn:

Ms. Dale moved to adjourn the PB meeting of May 24, 2022. Mr. Rossettos second the Motion. Vote: Dale, Rossettos, Scott, Spring, Jerius in favor. Motion passes 5-0-0. Meeting adjourned at 9:35 pm.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary