



Planning Board Meeting Minutes Tuesday, May 31, 2022, at 7:00 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 Bryan Manter, Assistant Town Engineer	WinCam
Others Attending:	Richard Rohan John Suhrbier Rich Mucci	Michael Wang, Form + Place John Rufo, Form + Place Zeina Marchant

A quorum being in attendance, Chair Jerius calls the Winchester Planning Board (PB) meeting to order at 7:00 pm, noting that the meeting is being video recorded via WinCam and Zoom. Roll call of PB members: Dale, Scott, Rossettos, Jerius in attendance. Spring arrived later.

1. North Main Street Visioning:

Chair Jerius: Discuss with Form + Place regarding the North Main Street Corridor (NMSC) revitalization project.

Mr. Wang: This is the third meeting with the PB to talk about goals and visions for the NMSC. Previously reviewed a thematic tour along the corridor, discussing various issues including scale, character, etc. Collected comments and questions. Today will respond to those comments, and then discuss density, character/style, role of design guidelines, and a case study on Complete Streets; will finish with the agenda for the June 14th community meeting.

Summary of presentation (Mr. Wang and Mr. Rufo) and discussion (PB and presenters):

- Presentation of clarifying goals under the following topics: use vs. character; right-of-way vs. parcels; abutting properties; standards vs. guidelines; design criteria; housing.
- Discussed density regarding the number of units per acre, impact of transit (rail, bus), changes in demographics (seniors, singles, families without children, etc.), design guidelines and process.
- Reviewed Neighborhood Connector diagram and discussed detail variations.
- Presented the Swanton Street zone as a test case, identified right-of-way changes to create a new streetscape including relocating overhead wires underground, adding street trees and light posts, having dedicated or shared bike lanes, varying parking zones (both sides vs one side of street), adding bump-outs/crosswalks, etc.; showed how these changes create a different feel and image.
- Mass Ave. in Arlington is an example done well.
- Support for the dedicated bike lane.
- Main Street bus line is changing to provide a more direct route to the Red Line.
- How does the funding and execution happen? Mass Works grants can provide the resources.
- Suggestions for the Public Meeting: educate audience on transformation of streetscape; be sensitive to issues including abutters, business impacts, loss of parking.
- Goal of meeting is to communicate why the PB is doing this study (support the Master Plan; to identify town goals to get more housing and increase commercial base to improve economic vitality); to summarize what has transpired to date (MAPC work); to introduce to

the public what the street could look like, including variables to consider; seek their input and feedback.

2. Special Town Meeting Discussion - Waterfield Lot Development:

Chair Jerius: Next Monday is a Special Town Meeting to vote on the Land Disposition and Ground Lease for the Waterfield Lot Development. Attending for the PB discussion is Select Board (SB) Chair, Rich Mucci, and Chair of the Housing Partnership Board, John Suhrbier. Several years ago, the SB voted to use the land next to the MBTA station for affordable housing. It had been identified in the Town's Center Business District (CBD) for higher density units. The SB then asked Town Meeting (TM) to use that land for affordable housing. A Request For Qualifications was issued to develop that land for affordable housing; the Town received submittals from 9 interested experienced parties. Then a Request For Proposals was issued and the Town received 5 qualifying proposals with different visions, architectural details, financials, etc. A selection committee chose the design submitted by Civico. The SB negotiated with Civico and took the proposal to TM. TM approved the land disposition and design agreement. A referendum overturned the TM vote. The SB went back to Civico and with a task force, addressed the concerns of the Town. The result of these negotiations with Civico is now going to TM for a vote.

PB Discussion:

- The proposal provides more parking than required spaces for the residences. Would TM members want these spaces for public use?
- For the loading dock, will the SB work with merchants to make sure loading areas for businesses around this site are not impacted during construction and after?

SB Chair Mucci: Provided a presentation that had been made to the Town Manager, focusing on the changes to the project, summarized as follows:

- The task force had several options to consider; those that were not implemented are: reissuing the RFP, reducing the ground lease from 99 years, and increasing the building height to 60 feet.
- Those implemented include: removed the Chamber of Commerce building to gain parking; changed the AMI (Affordable Median Income) from 80 percent to 60 percent; added public parking (71 public spots which is 80% of the existing parking); eliminated retail and commercial space; maintained the sustainability details of the design.
- In summary, this project is a 4-story building, 60,000 square feet, 60 units (40 affordable; 20 market rate), 119 parking spaces (48 private; 71 public).
- For the financial terms: there is a base rent of \$1M; a new pay-off rent; the percentage rent increased to 15%; the capital event rent increased to 25%; and the Affordable Housing Trust is loaning the developer \$500,000 to be paid back with interest.
- There are 60 units: 12 studio, 18 one-bedroom, 24 two-bedroom, 6 three-bedroom.

PB Discussion:

- The Town is lacking 60% AMI family units. This helps the revenue for the Town.
- This provides a better financial agreement, an increase of affordable housing units next to transit, and has more public parking (compared to the previous agreement).
- Did we lose a year with this process? No, the MBTA has to construct the station which is estimated to take 2 years. Civico could not start the Waterfield project until they finish.

Ms. Dale made a motion to recommend favorable action for the Town Meeting Warrant for the Waterfield Lot Development with the following reasons:

- Supports the Master Plan, CBD rezoning, and housing production plan.

- Provides a deeper level of affordable housing.
- It will support economic vitality of downtown.
- Includes flexible programmable space for community use.
- Retains sustainable design.
- Provides transit oriented housing.
- Maintains the scale of the existing buildings along Waterfield and an open relationship to the Town Common.

Mr. Spring second the Motion. Vote: Dale, Scott, Spring, Jerius in favor. Rossettos abstains. Motion passes 4-0-1.

3. Adjourn:

Mr. Spring 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 9:35 pm.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary