

Winchester Board of Appeals

Minutes of the June 1, 2023 meeting

Board members present were Feigenbaum, McGonigle, Marino, and Andersen.

The sole matter before the Board was a continuation of the hearing of the Chapter 40B project at 87-89 Cross Street. The applicant, Mario Covino, and his consultants were present.

The landscaping was discussed. Feigenbaum suggested that there be a minor adjustment of the plantings at the front of the project to assure that pedestrians walking along the sidewalk would be able to view the façade of the building. The applicant indicated a willingness to accommodate the suggestion. Feigenbaum also suggested permanent plantings for the entrance pad of the first two units. The applicant was unwilling to commit to that change. There were no other comments about landscaping.

There was some discussion of the color of the building. Feigenbaum suggested that it would be good to use more saturated colors to enhance the attractiveness of the project. The applicant agreed to consider that approach.

With respect to traffic, the Board agreed that there would be no need to hire an independent consultant. However, there was discussion of the sight lines including the possibility that the sight line looking to the right when exiting the property would be obstructed by vehicles parked on Cross Street in front of the property. The applicant agreed to work with the town with the goal of having a no parking sign posted and enforced when necessary to alleviate the problem. The applicant will report the result of those discussions at the June 29, 2023, meeting.

On the topic of civil engineering, additional interaction would be needed between the applicant's engineer and the Town Engineer regarding comments made and to be made by the Town Engineer. The results of those discussions would be presented at the June 29, 2023, meeting.