



## Planning Board Meeting Minutes Tuesday, June 06, 2023, at 7:15 pm – Remote Participation

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

Also Present: Bryan Manter, Asst. Town Engineer  
WinCam  
Nancy Polcari, Recording Secretary

Others Attending: Richard Leaf  
John Suhrbier  
Allen  
George Nowell  
Lynne Sweet  
Tony Germanetto  
Menaka Thillaiampalam

A quorum being in attendance, Chair Jerius calls the Winchester Planning Board (PB) meeting to order at 7:18 pm noting that the meeting is being recorded via WinCam and Zoom. Roll call of PB members: Layton, Rossettos, Scott, Dale, Jerius in attendance.

### 1. Updates – Chair Jerius (unless otherwise noted):

- a. The previously referenced Interim Town Planner position is now called the Temporary Planning Department Assistant (per the direction of Human Resources); the posting for this position is this week and closes July 7<sup>th</sup>.
- b. Sent today to the search committee a recently received applicant for the Town Planner position.
- c. The person who inquired about a dog grooming business in the Center Business District has requested an update. Conclusion: confirmed with PB members that this business can proceed with their application under the Personal Services category, Section 3.0 Table of Uses in the Zoning Bylaw.
- d. Ms. Layton noted that she has connected Ken Pruitt with the Acera School Project to review and identify any opportunities for sustainability measures.
- e. Ms. Scott noted that she continues to work with Al Wile to get the Accessory Dwelling Units permitting process on-line. She noted that he knows of three parties that are interested.

### 2. Debriefing of Town Day (TD):

Ms. Dale: Noted that she has forwarded the materials presented at TD to each PB member and a summary of the public input. Briefly, the materials included:

- Purpose of the PB
- List and summary of the 4 major projects
- Core Themes of the Master Plan
- Used the Holton/Swanton/Cross Streets project and North Main Street for public input

Summary of the day's conversations:

- Pat Jehlen asked about the 3A impact; not many people know about it in Winchester; Arlington has reached out to their community; concept of "meeting in a box" to share information.
- Many people are unaware of the PB activities and projects.
- Ten people signed up to be kept apprised of PB activities.
- Saw many new faces and learned that many people are new to Winchester.
- The cold, windy and damp/rainy weather kept many people from attending.

- Traffic and pedestrian safety were primary concerns.
- Many were frustrated not knowing about the projects like the Waterfield Lot and Washington/Swanton Streets.
- There needs to be better communication. A Citizen Journalism project (501C3) is underway to address these types of communications.
- PB needs better tools like a banner for Town Day and better brochures/flyers.

Ms. Scott made a motion to hire a graphic designer to produce products to promote the PB including a banner, Master Plan booklet, and flyers at a cost not to exceed \$5,000 (taken from the PB Marketing Budget), including production. Ms. Layton second the Motion. Vote: Dale, Layton, Rossettos, Scott, Jerius in favor. Motion passes 5-0-0.

### 3. Approval of Minutes:

#### a. PB Meeting of April 24, 2023, at 5:30 pm:

Chair Jerius requested comments. There were no comments.

Ms. Dale moved to approve the PB Meeting Minutes of April 24, 2023. Ms. Scott second the Motion. Vote: Dale, Layton, Rossettos, Scott, Jerius in favor. Motion passes 5-0-0.

#### b. PB Meeting of April 27, 2023, at 5:30 pm:

Chair Jerius requested comments. There were no comments.

Ms. Dale moved to approve the PB Meeting Minutes of April 27, 2023. Ms. Layton second the Motion. Vote: Dale, Layton, Rossettos, Scott, Jerius in favor. Motion passes 5-0-0.

#### c. PB Meeting of May 01, 2023, at 5:30 pm:

Chair Jerius requested comments. One edit identified.

Ms. Dale moved to approve the PB Meeting Minutes of May 01, 2023, as amended. Ms. Scott second the Motion. Vote: Dale, Layton, Rossettos, Scott, Jerius in favor. Motion passes 5-0-0.

#### d. PB Meeting of May 09, 2023, at 7:15 pm:

Chair Jerius requested comments. Several edits were identified.

Ms. Scott moved to approve the PB Meeting Minutes of May 09, 2023, as amended. Ms. Layton second the Motion. Vote: Dale, Layton, Rossettos, Scott, Jerius in favor. Motion passes 5-0-0.

### 4. 910 Main Street Redevelopment Presentation:

Chair Jerius: Noted this presentation is being rescheduled at the request of the applicant.

### 5. 87-89 Cross Street Local Initiative Project (LIP) Update:

Chair Jerius: Introduced Lynne Sweet, the 40B consultant for this project, representing developer Mario Covino.

Ms. Sweet: Have met several times with the ZBA and have incorporated changes in the design. Anticipate one more meeting. Presented the design as briefly summarized (dated 5-01-23; included in packet):

- The building is pushed back to allow for parking along the driveway.
- The structure faces the street more to improve the residential character.
- The ZBA requested to remove the bushes along the front to better see the buildings from the street.
- Fuss & O'Neill have provided a traffic review (letter dated May 30, 2023).
- Engineering Alliance has provided responses (dated June 1, 2023) to the Engineering Department's comments of June 1, 2023.

Mr. Manter: Provided comments and requested a Peer Review 53G traffic study by Toole Design.

PB Comments:

- Like the revised design; improvement to the neighborhood.
- Prefer to see the bushes remain.
- Another preferred to see the building better without the bushes.

Ms. Scott moved to recommend favorable action for 87-89 Cross Street with the landscape design remaining as shown. Ms. Layton second the motion. Ms. Dale made recommendations regarding the selection of the plantings, not to change the motion. Vote: Dale, Layton, Rossettos, Scott, Jerius in favor. Motion passes 5-0-0.

**6. ZBA Petition #3998, 31 Albamont Road:**

Chair Jerius: Sudharshini and Menake Thillaiampalam are petitioners seeking a Special Permit for 31 Albamont Road under Section 3.5.5 under the Winchester Zoning Bylaw in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct additions that will be closer to the side and rear property lines than permitted as of right. He noted this is an existing non-conforming lot regarding the lot size and setbacks.

Mr. Manter: Noted that after reviewing this project, it does not trigger stormwater management as outlined in section 5.2 and 5.3 (of the Town's Rules and Regulations Regarding the Use of Public Sewers and Storm Drains in the Town of Winchester, Massachusetts, effective October 25, 2021). Engineering does not have further comment.

Mr. Leaf: As the architect, he provided the background of this project, noting Menake grew up in this house with her parents; her father died 3 years ago, and she would like to add on to the house to be able to raise her family here while taking care of her mother as she ages. They propose to enlarge the kitchen, make the entry more functional, create a master suite, and add a lower level suite.

Mr. Germanetto: Lives at 27 Albamont Road, directly abutting #31; noted his living room windows look directly at the garage side of #31. He does not want to block this project but would prefer they do not get any closer to the side property line. He has lived here for 7.5 years. Are there options to avoid coming any closer?

PB Discussion (unless noted otherwise):

- A new nonconformity would require a variance. This petition is moving an existing nonconformity closer to the side lot line; it is changing from a 9'6" setback to 5'6".
- Mr. Leaf: Noted that added width is to be able to actually have a functional 2 car garage and to allow for a ramp at the back. The family had a difficult time managing when Menake's father was ill. Many of these changes are in preparation for managing a wheelchair.
- Suggestion to make it one car only.
- Concern of impact to the neighbor.
- Could a landscaping buffer be added to address the view from the neighbor's home?
- The homes in the neighborhood have a 15' setback.
- Mr. Leaf: There is about 30' now between the two houses. With the decrease, it would become about 26'.
- Does not support the Special Permit Criteria Section 9.4.2, #4 impact on the neighborhood character, #5 screening and buffering.
- The expansion is not in the spirit of our zoning.
- Ms. Thillaiampalam: It is about caring for her mother and having enough space.

Ms. Scott moved to recommend favorable action with keeping the garage in the existing footprint on the right wall and not going further into the side setback and adding landscape screening.

No one second the Motion.

Ms. Layton moved to delay until the Design Review Committee and Historical Commission review and comment. Ms. Dale second the Motion.

Discussion: There is enough information within the PB pervue presented to make a determination. Ms. Layton withdrew her Motion.

Mr. Rossettos moved to take no action. No one second the Motion.

Ms. Scott moved to recommend favorable action with the condition to keep the right setback as existing and to add green screening along that side of the property. Ms. Dale second the Motion.

Vote: Dale, Layton, Rossettos, Scott in favor; Jerius opposed. Motion passes 4-1-0.

**7. MBTA Section 3A Update:**

Chair Jerius: The Massachusetts Housing Partnership will be paying the remaining expenses needed for Ms. Goldson to complete their scope for the MBTA 3A project. Met with the consultant on the technical report. There is a meeting on zoning; working on clarifying the maps.

**8. North Main Street Corridor:**

Chair Jerius: There is \$7,000 remaining in the budget for Form + Place. This will be on our agenda to meet next Tuesday to discuss.

**9. Adjourn:**

Ms. Scott moved to adjourn the PB meeting of June 06, 2023. Ms. Dale second the Motion. Vote: Dale, Layton, Rossettos, Scott, Jerius in favor. Motion passes 5-0-0. The meeting adjourned at 9:59 pm.

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Sally Dale, Clerk

Nancy Polcari, Recording Secretary