



Planning Board Meeting Minutes Tuesday, June 16, 2020 at 7:30 pm – Zoom Meeting

Members Present:	Heather von Mering (chair) Elizabeth (Betsy) Cregger	Diab Jerius Maureen Meister
Members Absent:	Heather Hannon (vice chair, clerk)	
Also Present:	Brian Szekely, Town Planner	Nancy Polcari, Recording Secretary
Others Attending:	Beth Rudolph (Town Engineer) Tobey Nemser Mike DeMartino Richard Leaf Kevin Sarney	WinCam Kerri Murray Keith Nelson Alison Pauly

A quorum being in attendance, Heather von Mering, chair, calls the Winchester Planning Board meeting to order at 7:36 pm, noting that the meeting was being video recorded via WinCam.

Updates:

Chair von Mering opened the meeting with updates from Town Meeting. Article 14 passed, and the North Main Street study can proceed.

Mr. Szekely provided updates:

-The MVP Grant application for two green space infrastructure projects was submitted with 9 letters of support including the Climate Action Committee, Winchester School of Chinese Culture, Town Manager's Office, the Farmers Market, and others.

-Closure of Thompson Street: currently in place one week; looking for a balance among restaurants and retail, outdoor dining, and parking. Discussion followed with concerns for pedestrians walking next to diners within 6-feet of each other with no masks. Situation is difficult providing outside seating and keeping walkers safe, especially with traffic. Review will continue.

Ms. Meister asked about the RFP for the Waterfield lot which was about to be finalized, voicing concerns about the process, the height and scale that seemed to be endorsed, the lack of community input, conflicting objectives of the RFP. Question also asked if the Planning Board will be the special permit granting authority. Mr. Szekely named the members of the Waterfield Road RFP Committee. Planning Board decided to schedule a joint meeting with the Select Board to work through concerns and questions of Planning Board members. Chair von Mering to coordinate scheduling.

Locke Street Subdivision:

Mr. Szekely summarized the Locke Street request: combining two lots to be able to build; requesting Planning Board to 1) establish a bond of \$309K for road work on Locke Street and 2) release Lot B to sell the completed new home. Ms. Rudolph, Town Engineer, provided support of this request noted in her June 4, 2020 memo.

Mr. Jerius moved to establish a bond of \$309K and release Lot B from subdivision control. Ms. Cregger seconded the motion. Ms. Rudolph noted that Lot A should be added to the request. If the owners plan to build on Lot A, they will need a building permit; Lot A will need released as well. Mr. Jerius withdrew his motion.

Mr. Jerius moved to establish a bond of \$309K and release Lot A and B from subdivision control. Ms. Cregger seconded the Motion. No discussion. Vote: Jerius, von Mering, Cregger, Meister in favor. Hannon absent. 4-0-0 Motion passes.

Abby Road:

Ms. Rudolph summarized owner request to release security for 3 completed items and recommended favorable action as noted in her memo of June 11, 2020. Mr. Jerius noted this is a Tripartite Agreement and this release is the first of three.

Mr. Jerius moved to release \$28,450 from the Tripartite Agreement for Abby Road Definitive Subdivision with a \$1488 retainage. The plantings will be reassessed after 7/1/21. It should be noted that only two more releases will be given to the applicant. Ms. Meister seconded the Motion. No discussion. Vote: Jerius, von Mering, Meister, Cregger in favor. Hannon absent. 4-0-0 Motion passes.

Note: Chair von Mering confirmed the meeting with the Select Board to review the Waterfield Road Project will be Monday, June 22nd, at 8:30 am. Attending Planning Board members confirmed their availability.

Meeting Minutes:

Ms. Meister moved to accept the October 22, 2019, Planning Board Meeting Minutes as amended by Ms. Meister. Ms. Cregger seconded the Motion. No discussion. Vote: Meister, von Mering, Cregger in favor. Jerius abstain. Hannon absent. 3-0-1 Motion passes.

Ms. Meister moved to accept the May 26, 2020, Planning Board Meeting Minutes as amended by Ms. Meister. Mr. Jerius seconded the Motion. No discussion. Vote: Meister, von Mering, Jerius in favor. Cregger abstain. Hannon absent. 3-0-1 Motion passes.

Note: More time needed to review June 2nd meeting minutes. Will be added to the agenda for next meeting.

ZBA Petitions: #3903 – 29 Westland Avenue:

Mr. Szekely summarized this petition that he supports for favorable action. Applicant wants to build an addition to current structure. Mr. Jerius raised concern about not having all elevations available for review. Architect Richard Leaf noted there are no new nonconformities, and the addition does not make any current nonconformities worse.

Ms. Meister moved to recommend favorable action for ZBA Petition #3903 for property at 29 Westland Avenue for a special permit. Mr. Jerius seconded the Motion. No discussion. Vote: von Mering, Meister, Jerius, Cregger in favor. Hannon absent. 4-0-0 Motion passes.

ZBA Petitions: #3904 – 16 Kendall Street:

Mr. Szekely summarized this petition that he supports for favorable action, noting that the Historical Commission and Design Review Committee also approved. Applicant wants to build a small addition to current structure. Mr. Jerius raised concern about not having all elevations available for review. Ms. Meister raised concerns with drainage; the neighborhood has small lots with little green space. Mr. Szekely provided a memo from Assistant Town Engineer, Bryan Carignan, showing he reviewed and approved the stormwater design for this property. Architect Kerri Murray confirmed that stormwater mitigation measures are included in the plan.

Ms. Meister moved to recommend favorable action for ZBA Petition #3904 for property at 16 Kendall Street for a special permit and request that the ZBA require stormwater mitigation based on best practices due to green space reduction. This is an opportunity to further absorb runoff that would impact the site and the neighborhood. Ms. Cregger seconded the Motion. No discussion. Vote: von Mering, Cregger, Jerius, Meister in favor. Hannon absent. 4-0-0 Motion passes.

ANR – 7 Socrates Way:

Mr. Szekely summarized the request to transfer a triangle of land from Mahoney’s Winchester Real Estate LLC to the property owners at 7 Socrates Way. There were no issues nor discussion.

Ms. Meister moved to endorse the ANR at 7 Socrates Way and have the Clerk attest to that vote. Mr. Jerius seconded the Motion. No discussion. Vote: Meister, Jerius, von Mering, Cregger in favor. Hannon absent. 4-0-0 Motion passes.

New Business:

Ms. Meister asked that the Board members devote agenda time to discuss priorities for the new fiscal year. Chair von Mering requested Board members send her any list so she can plan the agendas for future meetings.

Next Meeting (July 7) agenda items will include Harvard Street (allow 45 minutes) and Draft RFP for North Main Street.

Mr. Jerius moved to adjourn the meeting. Ms. Meister seconded the Motion. No discussion. Jerius, Cregger, Meister, von Mering in favor. Hannon absent. 4-0-0 Motion passed. Meeting adjourned at 9:30 pm.

Heather von Mering, Chair

Nancy Polcari, Recording Secretary