



**TOWN OF WINCHESTER**  
**Design Review Committee**

Town Hall, Winchester, Massachusetts 01890

Juli Riemenschneider, RLA, ASLA, Chair  
Ellen Spencer, Vice Chair  
Adrian LeBuffe, LEED  
Eileen Casciari, RA  
Mary Grassi  
Tracy Burhans  
Jamie Devol, RA

**MEETING MINUTES**

**Wednesday, July 6, 2022, 7:30 pm – Meeting by Zoom**

**Present:** Riemenschneider, Casciari, Burhans, Grassi  
Recording Secretary Nancy Upper

**1. Open meeting. Vote to approve June 8, 2022, minutes** - All in favor.

**2. Petition 3968 – 6 Wolcott Road, Winchester MA**

That of GEORGE and MELISSA NOBLE concerning the property at 6 WOLCOTT ROAD, WINCHESTER, MA. The petitioners seek a Special Permit from Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right. The property is located in the RDB (Single Residence) zoning district and contains 12,206 +/- square feet.

Guest presenters: Melissa Noble, co-homeowner  
Richard Leaf, co-principal of Leaf Design Associates  
Timothy Lee, landscape designer

- The 6 Wolcott Road house was built in 1922. The Nobles have owned the house since November 2006.
- Two of their three children now drive, so the family wants to enlarge their small driveway.
- The existing 1-car detached garage:
  - Sits significantly forward from the right front corner of the house.
  - Is angled such that the right rear corner of the garage is just two feet from the right property line.
  - Dates to around the 1960s.

Richard Leaf said the petition covers two proposed projects:

1. A by-right family entry addition to the left side of the house.
  2. A new 1-car garage that:
    - Is larger than the existing garage.
    - Sits perpendicular to the house.
    - Connects to the house by an "open link."
    - Has an expanded driveway.
- To substantiate his experience with garage and driveway design-build, Leaf showed a list of nine Leaf Design Winchester garage projects, dated 2014 to 2021, that required "zoning relief" from the Zoning Board.
  - Leaf has worked with Melissa and George Noble since 2020 and knows their property well.
  - Landscape architect Timothy Lee collaborated with Leaf to design plantings and property enhancements that complement the new construction.
  - The applicant said she had sent plans of the proposed projects to their neighbors and all approved.
  - DRC chair Juli Riemenschneider commented that in most cases the DRC does not recommend garages forward of houses. On this street, and on this lot, the location of the garage is optimal because:
    - It preserves green space.
    - Is in keeping with other properties on Wolcott Road.
    - Provides additional off-street parking, thus improves safety in the neighborhood by reducing parking on this narrow, steep roadway.
  - Member Tracy Burhans commented that the proposed new architecture is an improvement over the existing.

During DRC discussion, member Eileen Casciari noted the matching latticework on the house and the existing garage. She suggested adding matching latticework to the new garage.

Richard Leaf said, "I like that idea a lot."

**Tracy Burhans made the motion—**

**Favorable action, with no conditions.**

**All in favor — Vote 4-0.**

### 3. Petition 3971 – 113 Church Street, Winchester MA

That of LAUREN and TREVOR DEAN concerning the property at 113 CHURCH STREET, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right. The petitioners are also seeking Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law so as to construct an addition where the total floor area of the house and the garage is greater than 5,000 square feet. The property is located in the RDB (Single Residence) zoning district and contains 15,886 +/- square feet.

Guest presenter: Lauren Dean, co-homeowner

- The Dean family — Lauren, Trevor, their four children, and two dogs — has lived in the 113 Church Street house since 2021.
- Lauren grew up in Winchester, and the family plans to stay in the house long-term.
- To the right side of the first story, the Deans propose replacing the existing screened porch with a family room.
- To the left side of the first story, they propose expanding the kitchen and adding a mud room.
- The middle of the first story will remain as is.
- On the existing left side, where the proposed mud room will go, a low stone wall encloses a patio. During construction, this wall will be removed, but the Deans plan to re-use the stones.
- Drawings of the proposed mud room and family room additions show their roofs shallowly pitched. DRC members agreed that more steeply pitched roofs would harmonize better with the existing house, and would make snow removal easier.

DRC discussion included the following points:

- The additions are in the rear of the building so will not be visible from the street.
- The pitches of the proposed roofs are very shallow and may have issues with draining in winter conditions.

**Eileen Casciari made the motion —**

**Favorable action with one condition:**

- Study the new roofs for steeper pitches over the proposed mud room and family room.

**All in favor — Vote 4-0.**

#### 4. Petition 3969 – 5 Pilgrim Drive, Winchester MA

That of ERIK VAN STRY and SYDNEY TAYLOR SMITH concerning the property at 5 PILGRIM DRIVE, WINCHESTER, MA. The petitioners are seeking a Special Permit under Section 4.4.2 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws so as to be permitted to construct an in-ground swimming pool that will be located closer to the rear property line than permitted as of right. The 2 of 2

Guest presenters: Erik Van Stry and Sydney Taylor Smith, co-homeowners

- Eric Van Stry and his fiancée Sydney Smith bought the 5 Pilgrim Drive house in 2019.
- Van Stry said that the existing back yard “is just grass,” so they want to completely re-do the back landscaping.
- Their plans include adding a pool, “about twice the size of a plunge pool,” as an aesthetic water feature and for the pleasure of “hanging around.”
- Van Stry hired landscape designer Gail Alden of Lincoln MA to make concept drawings for their proposed back yard re-do.
- Alden’s drawings included:
  - An 8-foot-high board fence and 30 Green Giant Arborvitae along the rear and left sides of the back yard.
  - New dogwood and maple trees.
  - Planting beds of hydrangea and holly.
  - A pool deck, sitting area, patios, landings, and steps.
  - A natural stone wall behind the pool to enclose a planting bed as long as the pool.
  - A multi-angled pool in the middle of the back yard.
- DRC members commented on the “awkward” pool shape.
- During DRC discussion, chair Juli Riemenschneider used the pdf pen tool to sketch on top of Alden’s drawing.
  - Riemenschneider drew a long L-shaped pool set more to the left side of the back yard.
  - She suggested narrowing the planting bed behind the pool, to make room for a more traditional pool shape.
- Van Stry and Smith voiced enthusiasm for creating a more regularly shaped pool.

#### **No motion made. Reasons:**

- DRC reviewed existing plans and wants to see a more usable pool shape.
- The applicant agreed to submit revised plans.

- DRC will distribute the new plans among its members and prepare comments in time for the July 28, 2022, ZBA meeting.

### 5. Petition 3970 – 72 Hutchinson Road, Winchester MA

That of THE WINCHESTER COUNTRY CLUB concerning the property at 72 HUTCHINSON ROAD, WINCHESTER, MA (aka 468 MYSTIC STREET, ARLINGTON, MA). The petitioners are seeking to amend Decision No. 3391, originally heard on May 17, 2005 and filed with the Town Clerk on July 29, 2005 so as to be permitted to make interior renovations of the existing structure to allow for three (3) additional bedrooms. No exterior changes proposed. The property is located in the SCI (Conservancy-Institutional) zoning district and contains 122.4 acres.

- This project was added to DRC's July 6, 2022, agenda because the original building required a Special Permit.
- Petition 3970 states, "No exterior changes proposed." Since none of the building's exterior will be affected by this project, DRC members felt they had nothing to review.

### 6. Adjourn.

<b>SUMMARY of Design Review Committee VOTES – July 6, 2022</b>			
<b>Minutes #</b>	<b>Item</b>	<b>Address</b>	<b>Vote</b>
<b>2.</b>	Petition 3968	6 Wolcott Road	Favorable action 4-0, with no conditions or recommendations.
<b>3.</b>	Petition 3971	113 Church Street	Favorable action 4-0, with one condition.

**Next meeting: Wednesday, August 3, 2022, 7:30 pm.**

Location to be announced.

Respectfully submitted by DRC Recording Secretary Nancy Upper.