



TOWN OF WINCHESTER

Design Review Committee
Town Hall, Winchester, Massachusetts 01890

Tracy Vartenigian Burhans, Chair
David N. Storeygard, AIA, LEED AP, Vice-Chair
Eileen Casciari, RA
Juli Riemenschneider, RLA, ASLA
Adrian LeBuffe LEED
Ellen Spencer

Meeting minutes: Wednesday July 8, 2020

In attendance via Zoom: Burhans, Storeygard, Casciari, Riemenschneider, Spencer

Agenda Items Discussed

1. Meeting minutes of June 10 were approved.
2. **Petition 3905: 30 Clark Street – Special Permit**
 - a. Brendon Kerrigan & Meaghan Merullo, owners, attending via Zoom.
 - b. Existing house is non-conforming due to setbacks.
 - c. Proposed second story addition is within the existing footprint.
 - d. Committee recommends favorable action for the construction of the house 5-0.
3. **Petition 3905 Clark Street Site Plan Review**
 - a. Brendon Kerrigan & Meaghan Merullo, owners, attending via Zoom.
 - b. 13-foot-high retaining walls triggered site plan review.
 - c. DRC recommends that the retaining wall closest to the property line be located a minimum of 10 feet from the property line and deciduous trees, that will grow large, be planted in the 10 feet. This will serve to buffer the backyard from the DPW yard.
 - d. DRC recommends that a section be drawn through the center of the back yard that includes the 10 foot buffer, the retaining walls, and a code conforming fence above.
 - e. Other comments included rotating the stairs to be parallel to the retaining wall between terraces and looking for ways to reduce the wall heights.
 - f. Applicant stated that the neighbors were informed about the wall and had no objections.
 - g. Committee recommends favorable action if recommendations b. and c. are met 5-0.
4. **Petition 3906 : 36 Mount Pleasant Street – Special Permit**
 - a. Zoning Relief - Front yard setback 17'-0" facing Highland Avenue on tree screened corner lot.
 - b. Committee recommends favorable action 5-0.
5. **Petition 3907: 78 Sylvester Avenue - Special Permit**
 - a. Ellen Wilson, owner, and Jamie Devol, architect, attending via Zoom.
 - b. Zoning Relief - house reconstructed on pre-existing non-conforming foundations on 6500 SF lot.
 - c. Committee recommends favorable action 5-0.

6. **Petition 3908:** 77 Woodside - Special Permit
 - a. Patrick and Julia Aquino, owners, and Guy Dixon, architect. attending via Zoom.
 - b. Side yard Zoning Relief - Permit originally issued and construction begun based on a survey subsequently discovered to have been incorrectly prepared.
 - b. Committee recommends favorable action 5-0.

7. **Petition 3909:** 326 Highland Avenue Avenue - Site Plan Review
 - a. - Zoning Relief - 488 SF on backside of house brings total SF greater than 5000 SF.
 - b. Committee recommends favorable action 5-0.

8. **Informational Review - 654 Main Street mixed use development.**
 - a. Development team, including developer, Ian Gillespie, and architect, Ted Touloukian, attending via Zoom

Meeting adjourned. Next meeting will be August 5th at 7:30 Town Hall, room or Zoom to be determined and meeting to be confirmed 2 days prior to the meeting.

David Storeygard, recording vice-chair; Draft minutes submitted to the DRC membership 7/10/2020