

**TOWN OF WINCHESTER**  
**Planning Board**  
**Tuesday July 10, 2018, 7:00 p.m.–Select Board Meeting Room**

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Planning Board Members: Diab Jerius, Chairman, Heather von Mering Vice-Chairman and Clerk, Maureen Meister, Elizabeth Cregger and Heather Hannon

Select Board Members: Lance Grenzeback, Chairman, Michael Bettencourt and Jacquelyn Welch

Staff: Brian Szekely, Town Planner, Richard Howard, Town Manager and Beth Rudolph, Town Engineer

Mr. Jerius opened the meeting at 7:08 p.m.

**Joint Meeting of the Planning Board and the Select Board**

Select Board Chairman Lance Grenzeback opened the meeting at 7:11 p.m.

**Waterfield Lot RFP Scope**

Susan Connolly of the Massachusetts Housing Partnership spoke to the boards about affordable housing and policy issues related to housing. The state public agency educates communities on neighbor dynamics and on being well-informed on land use. They provide grants to towns and have provided funding to Winchester previously. There are publications that address housing issues and workshops.

Ms. Connolly gave a PowerPoint presentation on the dynamics around affordable housing creation and the use of a Housing Toolbox. She reviewed the influential factors including: political, economic and financial. She reviewed charts of demographics and housing needs changes. She reviewed data on housing production and a home price surge.

She stated that to create affordable housing, there is a need for subsidies, including town's donating land. She showed a comparison of Winchester statistics from the 1980's to today. She reviewed project feasibility, which is a balancing act between scale, resources, costs and financing.

There was a discussion on the Waterfield site with a review of the site map. There was discussion on the conceptual feasibility of the site. The site's physical and fiscal realities create project parameters. There was discussion on housing development, soil structure analysis, parking issues and a commercial component. There was discussion on what the town would like to see and all the issues involved.

There was a review of the elements of a good RFP and common mistakes. It could be structured in a way to get interest from developers. There was discussion on contacting land owners in the area regarding development. There was discussion on development in the Jenks parking lot. There was discussion on developing a draft RFP for discussion.

### **Select Board Vote on Alcoholic Beverage License**

The Select Board took a vote on a one-day Alcoholic Beverage license for the Griffin Museum on July 19, 2018.

Motion: Ms. Welch moved that the Select Board approve a one-day Alcoholic Beverage license, with wine and malt beverages only, for Iaritz Menjivar, on July 19, 2018, at the Griffin Museum, at 67 Shore Road, Winchester, MA 01890, from 6 -9 p.m. Mr. Bettencourt provided a second and all voted (3-0-2) (Mr. Errico and Mr. Goluboff were absent).

### **Down Town Winchester Coordination of Projects**

#### **MBTA**

There was discussion on the work at the MBTA station in the center. The MBTA is no longer doing design work because the contract has expired. The town stated that this was unacceptable because there is cement falling down. The Chairman of the Control Board stated that they could execute a contract extension in the next 30 days to get back to work on the design. It could be done within the year.

#### **Shore Road-Museum District**

There was discussion on economic development for funds to work on Shore Road. There is a need for a plan and an economic grant. The MBTA may be installing a ramp on Shore Road. Mr. Szekely will circulate the previous design plans.

#### **Main Street GBD Rezoning**

There was discussion on an idea for a Fall 2018 Town Meeting warrant article to review the fringe parcels along north Main Street for possible rezoning from GBD to residential.

#### **Town Common Plaza Plans**

There was discussion on forming a Town Common Committee and developing a design policy for the Town Common.

### **Community Development Corporation Initial Discussion**

There was discussion on the formation of an independent Community Development Corporation. There was a review of the presentations from representatives of similar corporations in Arlington and Medford. The town needs to be in a position to move forward with development when opportunities present themselves. The agency would be a separate entity from the town and would purchase property to build affordable housing. It would determine needs and identify possibilities.

Motion: Ms. Welch moved that the Select Board adjourn the joint meeting with the Planning Board at 9:11 p.m. Mr. Bettencourt provided a second and all voted (3-0-2) (Mr. Errico and Mr. Goluboff were absent).

### **Fall 2018 Town Meeting Warrant Articles**

There was a review and discussion on the Fall 2018 Town Meeting warrant articles being put forward by the Planning Board.

Article 1-Amend sections of the zoning bylaw so that all references to the "Board of Selectmen" are changed to "Select Board". This article is complete.

Article 2-Amend the zoning bylaw to limit the linear length of a dormer along the roofline to be no more than 50% of the total length of the roof. There was a review of photos on PowerPoint and a discussion.

Article 3-Amend the zoning bylaw, Table of Uses Group I, by deleting the words attached so the language is consistent with Section 10-Definitions. This article is complete.

Article 4-Amend the zoning bylaw by adding a new subsection #12, to section 9.5.7. Mr. Szekeley is working on the wording of the article.

Article 5-Amend the zoning bylaw, Section 10 Definitions, to change the size of parking spaces. There was discussion on the length and width of the parking spaces.

Article 6-Amend the zoning bylaw to change the FAR in section 7.3.12. There was discussion on the FAR and height in the East Core of the CBD. There was discussion on reviewing the change with a consultant.

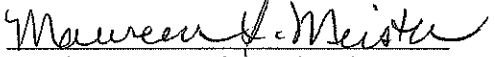
Motion: Ms. Cregger moved that the Planning Board hire consultant Dennis Carlone to give his professional opinion on changing the FAR in the East Core of the CBD. Ms. von Mering provided a second and all voted (3-2) (Mr. Jerius and Ms. Hannon were opposed).

Article 7-Amend the zoning bylaw to change the zoning of certain parcels in the north Main Street area from either GBD 2- or 3 to RG. There was discussion on the proposed zoning changes and on the specific lots.

Article 8-Amend the zoning bylaw to require burying of utility lines for all new construction. There was discussion on the proposed requirement.

Article 9-Amend the zoning bylaw map on the plan entitled "Highland Avenue" from SCI to RDB-10. The language for this article will be developed by Town Counsel.

Motion: Ms. Meister moved to adjourn the meeting at 10:26 p.m. Ms. Cregger provided a second and all voted (5-0).

  
Heather von Mering, Planning  
Board Vice-Chairman and Clerk

Recording Secretary: Liz Campbell