



TOWN OF WINCHESTER

Design Review Committee
Town Hall, Winchester, Massachusetts 01890

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

MEETING MINUTES

Wednesday, August 4, 7:30 pm, Town Hall, Mystic Valley Room
Members Present: Storeygard, Riemenschneider, Spencer, LeBuffe, Casciari, and Vartenigian Burhans

- 1. Open meeting and vote to approve July meeting minutes.** All in favor.
- 2. Petition 3946-22 Mayflower Road, Winchester MA** - Special Permit under Section 3.5.7 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of the Massachusetts General Laws to be permitted to demolish a pre-existing non-conforming single-family dwelling located on a lot that does not meet the lot width requirement and to construct a new single-family dwelling that will meet all setback requirements. The property is located in the RDA (Single Residence) zoning district and contains 29,186 +/-square feet.

Owner's architect and engineer were present to discuss project.

DRC recommends favorable action with the following conditions. Vote 6-0

- Evergreen trees along the north property line, between 22 and 20 Mayflower shall be protected from damage during construction. Tree protection fence is recommended.
 - Grading on the north side of the house shall be revised to include a low stone wall. This will reduce and impacts on the trees and eliminate the 3 to 1 slope toward 20 Mayflower.
- 3. Petition 3947- 71 Nelson Street, Winchester MA** - 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 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 RG (General Residence) zoning district and contains 5,000+/-square feet.

DRC has no issue with the addition of a second story over the current one-story addition. It is in keeping with the neighborhood and in scale with the house; however, there are many design refinements that should take place prior to approval.

DRC recommends unfavorable action. Vote 6-0.

The following design issues should be resolved prior to approval.

- a. The corner boards on the existing house should be shown on the plans and matching corner boards should be included on the addition.
- b. The cantilevered portion of the proposed second story addition should have a post or wall extension to anchor it. It need not be structural but aesthetically it is needed for balance.
- c. Proposed windows should align or be centered over the first story windows.
- d. Rooflines are close but do not align. Show cornice boards and investigate extending existing roof line.

4. Petition 3948- 33 Dunster Lane , Winchester, MA - Site Plan Review under Section 9.5.1(6) of the Winchester Zoning By-Law to be permitted to construct a new single-family dwelling where the total floor area of the single-family dwelling and garage will be greater than 3,600square feet. The property is located in the RG(General Residence) zoning district and contains19,042+/- square feet. Materials previously distributed

DRC recommends unfavorable action for the following reasons. Vote 6-0

- a. The proposal is an unreasonable departure from the character, materials and scale of buildings in the vicinity, so does not meet the requirements in 9.5.7.1 of the Zoning ByLaw.
- b. DRC objects to the garage, which protrudes from the front of the house and is closer to the street than the front of the house. DRC recommends pushing the garage back behind the front façade of the house.
- c. There is no continuity in the proportion of the windows and window mullions.
- d. Front façade is busy with too many different roof lines and window types.
- e. A significant number of large trees were removed from the property. Landscape plan should include deciduous and evergreen tree plantings of a density similar to the original condition: 9.5.7.11.
- f. Proposed plants should be organized to create useable outdoor spaces and to screen views of neighboring properties: 9.5.7.11.

5. Koko Bodakian sign

DRC recommends that the following modifications be made to improve the sign.

- a. Overall size of the sign should be reduced to show brick courses surrounding the sign.
- b. Reduce the size of the lettering to allow more white space around it. This will make the sign look less crowded and be more easily read.
- c. Simplify and reduce redundancy in the wording.
- d. Instead of light green with a black boarder make letters a solid darker color.

6. WinCam sign

DRC recommends that the following modifications be made to improve the sign.

- a. Sign should be the same width and should align with the window below.
- b. The size of the lettering should be reduced to allow more space around it. This will make it look less crowded and be more easily read.

7. Ellen Spencer and Eileen Casciari will assist Brian Szekely with the screening and interviews for the recording secretary.

6. Adjourn

Next meeting is scheduled for September 8, 2021 at 7:30, location to be announced.

Respectfully submitted by Juli Riemenschneider