



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 September 30, 2020

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

Agenda Items Discussed

1. Meeting minutes of August 5th were approved.
2. **Petition 3916: 43 Glen Road – Special Permit**
 - a. No objections noted
 - d. Committee recommends favorable action 5-0.
3. **CBD Special Permit: 654 Main Street**
 1. Committee recommends favorable action 5-0 with the following conditions:
 - a. Prior to Building Permit issuance, DRC requests to review Landscape plans and details
 - b. During process of Construction, DRC requests to review onsite mockup of proposed building materials, colors and finishes.
4. **Petition 3914: 138 Forest Street – Special Permit and Site Plan Review**
 1. Committee recommends unfavorable action 5-0 for the following reasons:
 - a. Per 9.4.2 item 4, size of building forms are out of scale with surrounding neighborhood, suggest pushing back and reducing garage volume or detaching from main house and locating in rear yard
 - b. Per 9.4.2 item 6, impact on natural environment of (2) 10' retaining walls where size of lot allows for less invasive solutions
 - c. Per 9.5.7 item 1, size of building forms are an unreasonable departure from scale of surrounding neighborhood
 - d. Per 9.5.7 item 3, excessive quantity of fill required to achieve the large degree of change from existing grade/topography
5. **Petition 3915: 1 Abby Road – Dimensional Variance**
 1. Committee recommends unfavorable action 5-0 for the following reason:
 - a. New construction project within a newly permitted and constructed subdivision should be able to conform to dimensional zoning requirements
6. **CBD Special Permit: 10-16 Mount Vernon Street**
 1. Committee recommends unfavorable action 5-0 for the following reasons:
 - a. Per 5.10.1, proposed addition to this flat roofed building is a substantial change in character, proportion and massing. Proposed 3rd floor should be set back from building facades such as to minimize visual impact

- b. Per 7.3.15.5 item 7, proposal would have highly significant impact on historic resources thru modification of existing historic building

7. Subdivision Application: Lochwan Street/Loring Court

1. Lot 3 house, grading and retaining wall are shown to extend into existing steep slope. Suggest that all work be done on flat portion of site rather than grade into the slope
2. Recommend additional street trees located in right of way

Meeting adjourned. Next meeting will be Wednesday, October 28th at 7:30 via Zoom, to be confirmed 2 days prior to the meeting.

Adrian LeBuffe, recording member