



TOWN OF WINCHESTER PLANNING BOARD

71 Mount Vernon Street
Winchester, MA 01890

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January 8, 2020

Board of Appeal
Town of Winchester
71 Mt. Vernon Street
Winchester, MA 01890

On behalf of the Planning Board (“Board”), I submit the following report of the Board’s recent votes, recommendations, and information for the 40B located at 19-35 River Street to the Zoning Board of Appeal (“ZBA”). The Board reviewed the Architecture and Design elements at their meeting on **January 7, 2020**.

COMPREHENSIVE PERMIT APPLICATION

19-35 RIVER STREET

The Planning Board reviewed the Architecture and Design elements (based on facades and dated 1/3/20 and Landscaping plans dated 11/12/2019) of the Comprehensive Permit Application and had the following comments and recommendations.

1. **The front façade has been improved since the initial Comprehensive Application plan set that was originally given to the ZBA.**
2. **We would like to see the impact on the single family home at River and Cross addressed, per the instructions of MassHousing and other Boards/Committees.**
3. **We would like to see a step down in the massing on the sides and back of the building as the overall massing is too large as proposed.**
4. **We would like the roof to be flat as a sloped roof for the entirety of the length of this building is inappropriate.**
5. **We cannot tell from the plans if the rooftop amenity is open to all residents or not (page L3). This should be clarified.**
6. **We are concerned that the playground and other greenspace is not large enough for the potential amount of children at the site. There is too much programmed hardscape instead of natural soil and not enough places for children to enjoy or for mature trees to thrive.**

7. We would like to see fewer materials used on the building exterior for a more harmonious design. We would also like more detail on the materials.

8. The Planning Board will provide more feedback after the Architecture and Design professional files his report.

Respectfully Submitted,

Heather Saucedo Hannon

Winchester Planning Board Vice-Chair