



# Town of Winchester

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February 6, 2020

Zoning Board of Appeals  
Town of Winchester  
71 Mt. Vernon Street  
Winchester MA 01890

Re: 19-35 River Street, Winchester MA – Application for Comprehensive Permit  
Town of Winchester’s Initial Comments

Dear Members of the Zoning Board of Appeals,

Please find the more recent comments for your consideration on the June 2019 application by SLV River Street, LLC (the “Applicant”) and subsequent public hearings and submissions for a project on 19-35 River Street in the Town of Winchester (the “Town”).

## **Traffic:**

Toole Design conducted a peer review of the Applicant’s traffic study by Vanasse & Associates, Inc. (VAI). Their comments were initially outlined in a memo dated October 24, 2019. The Select Board agrees with the comments and recommendations that the Applicant:

1. Install a sidewalk along River Street between the project site and Cross Street
2. Increase bike storage and bike parking on the project site
3. Ensure all plantings, landscaping and signage along the site frontage do not restrict sight distance (vegetation kept to a height no more than 3’ above street level)
4. Provide an updated crash analysis which identifies additional pedestrian related crashes which have occurred along Cross Street between 2012-2016
5. Provide 3 additional crosswalks and detectable warning panels within the project site
6. Coordinate the proposed circulation and access to the project site with the Winchester Fire Department
7. Coordinate with the Winchester School Department on the design and location of a school bus waiting area on site

In addition, the Select Board believes that the project will have a major impact on the intersection of Cross Street at Holton Street/East Street/Lowell Avenue. The Select Board is pleased to hear that VAI’s December 18, 2019 memo states that the Applicant is committed to providing funds to the Town to advance the traffic calming measures identified in the “*Cross Street Traffic Calming Study*” developed by Toole that identified infrastructure improvements along this corridor to increase safety of pedestrian and vehicular traffic.



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The Select Board recommends that the board consider a 50% cost share for the Cross Street/River Street/Verplast Avenue recommendation to construct curb extensions on all four corners due to the impact of the project. This is an important pedestrian corridor and such construction would provide a safer crossing area while increasing the safety of pedestrians waiting at and crossing at the two corners of River Street. In addition, the present cost estimates for traffic related design and construction do not include construction management, which is typically estimated at 15% of the design costs. Based on the recommended changes as outlined in the chart below, the Town recommends the Total Value of Constructed and Fair Share Transportation Improvements be up to \$300,000.

Location	Improvement Measure	Design	CONSTRUCTION Admin	Construction	Total	Fair Share %	Fair Share total
Cross	Bike lanes/ADA sidewalk/concrete	65,000	9,750	405,000	479,750	17.4%	83,476.50
River	Sidewalk	9,000	1,350	75,000	85,350	100.0%	85,350.00
Main/Cross/Border	Road Safety Audit	14,000	0	0	14,000	100.0%	14,000.00
Cross/River/Verplast	Curb Extensions	16,000	2,400	46,000	64,400	50.0%	32,200.00
Cross/Holton/East/Lowell	Realign/crosswalks/signal*	45,000	6,750	359,500	411,250	17.4%	71,557.50
Cross/Loring	Yield lines/signs	1,000	150	1,500	2,650	100.0%	2,650.00
							289,234.00

\*Rapidly Repeating Flashing Beacons for crosswalk at Cross Street and crosswalk at Holton Street.

## **Architecture, Urban Design Peer Review:**

The Select Board agrees with the comments and recommendations from Carlone & Associates in response to the November 2019 Landscape/Site Drawings and June/July 2019 Architectural Drawings. The Select Board supports:

1. Increase use of brick veneer instead of manufactured materials
2. Increase in the size of the playground on site
3. More mature trees are planned for planting
4. New use of a mixture of warm and cool materials
5. Articulation at the base, cornice and windows has occurred but still could use more on the rear of the structure

## **Stormwater, Drainage & Hydraulic Peer Review:**

The Select Board agrees with comments and recommendations made by VHB in their January 27, 2020 memo. The memo include input from Town Staff and notes that many ongoing issues have been addressed. The Select Board supports VHB's remaining recommendations that:



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1. The Applicant be required to complete the confirmatory test pits within the proposed footprints for the Underground Infiltration Systems prior to construction to confirm that actual soil texture and seasonal high groundwater is consistent with that used in design.
2. The Applicant should coordinate with the geotechnical and mechanical engineers to determine pipe inverts and pipe materials.

## **Water and Sewer Peer Review:**

The Select Board agrees with the comments and recommendations made by Weston and Sampson in their January 20, 2020 letter. Weston & Sampson reviewed the application as well as the Flow Metering Report, Flow Assessment Services and Sewer Inspection Videos from 2019. The Applicant revised plans in satisfactory response to various comments for both sewer and water. The Select Board supports the recommendation that:

1. The Applicant pay for all rehabilitations to the sanitary sewer system within the flow path of the development as outlined in the memo in addition to the town's sewer demand fee (I&I).

Please do not hesitate to contact me with any questions. Thank you for your consideration of the Town's comments.

Sincerely,

Mariano Goluboff, Chair  
Winchester Select Board