



TOWN OF WINCHESTER PLANNING BOARD

Heather von Mering, Chair
Heather Hannon, Vice Chair
Elizabeth Cregger
Diab Jerius
Maureen Meister

May 29, 2020

RE: Article 1 of 2020 Spring Annual Representative Town Meeting - Report of the Planning Board

Dear Winchester Town Meeting Members,

My fellow members of the Planning Board and I hope that this update finds you and your family safe and healthy.

I was hoping I would be sitting in the high school seeing all of your faces looking back at me as I provided a celebratory presentation on the adopted Master Plan, updates on all of the growth and development that the Town has before them, and a robust list of warrant articles sponsored by the Planning Board to start addressing the needs of the community uncovered during the Master Plan process.

Instead, I am sharing only the development information in this memo. The Planning Board has but one article for your review, Article 14, and we will have to save the presentation on the Master Plan for a later Town Meeting where we can be together. If in the interim you would like to review the adopted Winchester Master Plan 2030, please visit <https://www.winchester.us/471/Master-Plan>.

These next few months are filled with a lot of uncertainty, but the Planning Board is continuing to plan for our future. No path is straight and we are taking the turns and the bends in stride while thriving for the best for our community as one.

If you have any questions or concerns, please reach out to us. You may reach the entire Planning Board and our Town Planner, Brian Szekely, via email at planningboard@winchester.us.

Thank you to all of our staff and volunteers for your dedication and service to our community.

All the best to 01890,

Heather R. von Mering
Planning Board, Chair

DEVELOPMENT UPDATES

ABBY ROAD

Abby Road is a 5-house lot subdivision off Highland Avenue, near the Winchester Hospital and in Precinct 2, abutting Precinct 1. This subdivision is the result of a development agreement with the Select Board, and a land transfer via Town Meeting in the Fall of 2019. The developer is scheduled to transfer the lots to new development teams and we anticipate construction over the next year on some if not all of the lots.

910 MAIN STREET



Historical Photograph – 910 Main Street

This property, which dates to 1920, located in precinct 8 near Canal Street, is currently under the review of the Historical Commission due to the application for a demolition permit. The applicants plan to tear down the structure and build a mixed-use or housing-only project.

416 CAMBRIDGE STREET

This property, located in Precinct 6, was permitted by the Zoning Board of Appeals (ZBA) in 2016 for a 96-unit mixed-income rental housing complex, off of Route 3 (Cambridge Street). Twenty-five percent of the units are deed-restricted Affordable, while 75% are market rate. The ZBA’s decision was appealed by abutters and subsequently denied. As of April of 2020, the abutters have filed an additional appeal. We are awaiting a final judgment.



Rendering of Property by Development Team – 416 Cambridge Street

19-35 RIVER STREET

This property has been permitted and is planned to be a 147-unit mixed-income rental housing complex, off Cross Street on the border of Precinct 2 and located in Precinct 8. Twenty-five percent of the units are deed-restricted Affordable, while 75% are market rate. In response to the permit being approved, the Town applied for “Safe Harbor” to the Department of Housing and Community Development. Safe Harbor allows us to deny 40B applications that are not in the Town’s best interest. The Town is officially in Safe Harbor from March 19, 2020 until March 18, 2022. Winchester’s current Subsidized Housing Inventory (“SHI”) stands at 3.74%, which includes this yet-to-be-built project.



Rendering of Property by Development Team – 19-35 River Street

654 MAIN STREET (CURRENT HOME TO FELLS HARDWARE)

Located at the current location of Fells Hardware in Precinct 3, a development team is proposing a mixed use development with two commercial spaces, including the return of the Fells Hardware, and 38-42 small residential units. Ten percent would be defined as affordable according to 760 CMR 56 and 5% will be affordable to middle income applications (80% - 120% of Boston Area Median Income). Several pre-application meetings with the developer, the architect, residents, the Planning Board’s consultant, and the Planning Board have occurred. The next step is for the development team to determine if they want to proceed with a formal application and what modifications they want to take prior to that action.



Rendering of Property by Development Team – 654 Main Street



Rendering of Property by Development Team – View from Vine Street and Elmwood Avenue

10 CONVERSE PLACE (MILL POND BUILDING)



Located at the current Mill Pond Building Site in Precinct 3, across from the Fire and Police Station downtown, a development team is proposing a mixed use development with retail space at ground level and multi-family residences above (~45-60 units). The current proposal is for 10% affordable according to 760 CMR 56 and 5% will be affordable to middle income applications (80-120 percent of Boston Area Median Income).

Rendering of Property by Development Team – View from Mt. Vernon Street

However, the current height and FAR as designed is under the Planned Unit Development Area Zoning, which expects that any residential component within a PUD will provide more diverse housing opportunities, then those stated, which address the population needs of the Winchester community.



Rendering of Property by Development Team – View from Converse Place

Several pre-application meetings with the developer, the architect, residents, the Planning Board’s consultant, and the Planning Board have occurred. The next step is for the development team to determine if they want to proceed with a formal application and what modifications they want to take prior to that action.



Rendering of Property by Development Team – View from Mill Pond

CORNER OF WASHINGTON STREET AND SWANTON STREET

This property, located in Precinct 2, is currently under the new ownership of 3:33 Virgil LLC. It appears they are planning to renovate and lease out space. It is unclear if other projects are planned for the site at this time.

45 HOLTON STREET

45 Holton Street, located in Precinct 8 and also referred to as the Tighe Logistics site, was previously under consideration by a 40B developer two years ago. It was recently purchased by Bain Capital/Oliver Street Partnership for \$19M. The Town has not been approached at this point, but we will be following this site intently.

735 MAIN STREET

Just outside the Center Business District, in the GBD-2, Precinct 2, and across from the Stop and Shop, a mixed use complex (8 residential units and 2 commercial units) was approved by the ZBA. The approval is currently under appeal. It is unclear how long the appeal process will take.



Rendering of Property by Development Team – Ariel View

WATERFIELD REQUEST FOR PROPOSALS

The Waterfield Lot, located next to the Downtown Train Station, across from the Commons, is currently being reviewed for a request for Proposals. Please see schedule herewith:

June 10, 2020 7:30PM: Remote meeting to gain resident feedback prior to RFP release

June 22, 2020: RFP release

July 15, 2020: Question/Answer session for RFP applicants

August 31, 2020: RFP closes

Early September: Interviews with applicants

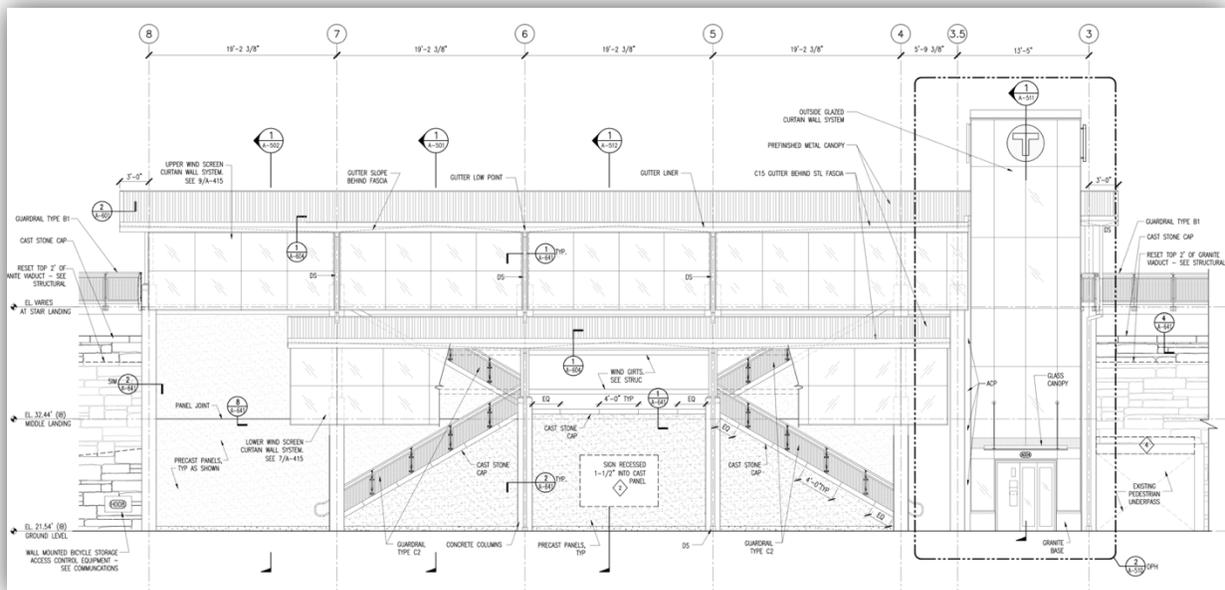
Early November: Town Meeting to execute any necessary land/other transactions



Waterfield Lot

WINCHESTER CENTER TRAIN STATION

The MBTA is in the process of finalizing the design for the reconstruction of the Station. The project includes construction of new a ramp and set of stairs on Laraway Road, a new elevator and stairs at the Waterfield Lot, a new elevator, stairs, and ramp at the Aberjona Lot, and a new elevator and stairs at the Quill Rotary in the area behind the buildings on Thompson Street. The MBTA expects to bid the project later this summer, with construction to start in late 2020 or early 2021. The MBTA has decided to close the station for the duration of construction, which is expected to last 28 months. Wedgemere Station will remain open during construction.



Elevation Facing Waterfield Lot

IF YOU WOULD LIKE MORE INFORMATION ON THE LOCATION OF THESE SITES ON A MAP,
PLEASE VISIT <http://goo.gl/maps/PRVYMxsVPDajFYkYA>.