



**TOWN OF WINCHESTER
PLANNING BOARD**
planningboard@winchester.us
71 Mount Vernon Street
Winchester, MA 01890

Diab Jerius - Chair
Sally Dale - Vice Chair/Clerk
I-Ching Scott
Kurt Spring
Nick Rossettos

June 5, 2022

Statement of Support for 2022 Special Spring Town Meeting Article 2

At our meeting on May 31, 2022, the Planning Board voted 4-0 (with one abstention) to recommend favorable action on Article 2, the *Waterfield Lot/Civico Land Development Agreement and Ground Lease*.

The Board feels that the proposed development is consistent with the Town's Master Plan, the Center Business District rezoning and the Housing Production Plan.

- It reaffirms our community's support for affordable housing, providing 40 deed-restricted units and advancing us towards meeting our statutory obligations.
- It will set the bar for sustainable design and operation, with on-site energy generation via solar panels, an all-electric building, and state-of-the-part passive house construction.
- It is the epitome of transit oriented housing, being literally steps away from the Town Center T Station.
- It will add to the economic and cultural vitality of Town Center by bringing 60 new households into the heart of Town Center.
- It provides a deeper level of affordability than the original proposal, making housing available to members of our community whose needs have not been served by market rate housing.
- It retains almost all of the existing public parking spaces, while still providing a flexible, programmable, space for shared community use.
- It maintains the scale of the existing façade along Waterfield, as well as the existing open relationship to the Town Common.

The proposal now before Town Meeting is a compromise mediating between our community's need for more affordable housing, the complexities of financing affordable housing, and the desires to maintain our Town Center businesses and to ensure a positive financial outcome for the Town.

As with any compromise, no party will feel entirely satisfied with the outcome. The plan before Town Meeting tonight is a pragmatic reworking of the original proposal which maintains its best parts and successfully addresses the community's concerns.

The Planning Board recommends that Town Meeting Members vote Yes on Article 2.

Respectfully,

Diab Jerius
Planning Board Chair
djerius@winchester.us