



TOWN OF WINCHESTER
MIDDLESEX COUNTY, MASSACHUSETTS
HISTORICAL COMMISSION
TOWN HALL
WINCHESTER, MASSACHUSETTS 01890

Meeting Minutes

February 8, 2021

Virtual meeting via Zoom

Date:

Members Present: Jack LeMenager, Chair
Bruce Hickey, Co-Chair
Jennifer Adams
Jon Carlisle
John Clemson
Janet Boswell

Members Absent: Emily Dowling

Also Present: Brian Szekely, Town Planner
Rachael Edmonston
Mathew Cummings
Jennifer Splaine
Richard Leaf
David Feigenbaum
John W. Giusto
Dave and Amy Sawyer
Scott Henderson

A quorum being in attendance, the meeting was called to order at 7:33 p.m.

Board of Appeals petitions

201 Ridge Street – Site Plan Review

Concerning the property at 201 Ridge Street, Craig R. Carswell and Mathew Cummings are seeking a Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law so as to construct a detached barn/garage where the total floor area of the house, barn, and the barn/garage is greater than 6,000 square feet.

Mat Cummings, the architect of the project, detailed the plans for the property. The house, known as the Johnson-Thompson house, dates from at least 1750 and is the oldest house in Winchester. Mr. Cummings presented an old photograph of the house that shows the possible image of a now nonextant carriage house that once sat on the property. Mr. Cummings stated that his clients wished to construct a detached barn/garage that would mimic the appearance of the original carriage house.

Mr. Cummings described the style and appearance of the proposed structure. He noted that the garage would be constructed to fit into the grade of the hillside and would be designed to look as

if it was constructed over a long period of time. Mr. Cummings stated that the garage would be constructed using red cedar, which would be allowed to age naturally over time. The walls of the structure would be made of wide wood boards and the roof would be cedar shingled. Mr. Cummings noted that the structure would have wooden windows and a historic 'v' shaped gutter on front side of the garage and a half-round gutter on the rear. It would be a multicar garage with an eight-foot door.

Chair Jack LeMenager asked if the door would be a sliding barn door. Mr. Cummings stated that he did not yet know, as his clients might opt for a garage door that would be easier for everyday use. Chair LeMenager opened the discussion up to the Historical Commission. Hearing no questions or comments, he noted his support of the plan.

MOTION: In accordance with Zoning Bylaw Section 9.5.7, the Historical Commission finds that the plans as submitted have no adverse effect on a historical or cultural resource.

VOTED: 5 in favor, 0 opposed (2 Absent)

11 Lorena Road – Site Plan Review

The owners of 11 Lorena Road, David and Amy Sawyer, are seeking a Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law so as to change the slope over 6% of existing grade of an area more than 500 square feet.

Scott Henderson, the civil engineer of the project, described the plans for the proposed construction of a patio, pool, and retaining walls at the right rear of the property at 11 Lorena Road. Mr. Henderson noted that the project will not impact the house, which will remain intact, and stated that the proposed changes would not be visible from the public way. Only the rear abutter will be able to view the changes to the property.

Chair LeMenager requested that the Winchester Town Planner, Brian Szekely, clarify which elements of the project the Historical Commission should be concerned with. Mr. Szekely stated that the Historical Commission should be concerned about the impact that the proposed project would have on the look and feel of the property as viewed from the street and any changes to the look and feel of the historic structure itself. Chair LeMenager noted that since the house is not impacted by the construction, nor is the proposed changes to the property visible from the street, that he did not see any issues with the project. Commissioner Janet Boswell stated that the owners were respectful to the wishes and concerns of the abutters and expressed her support. Commissioner Jennifer Adams also expressed her support and commended the efforts of the owners to include an aesthetically pleasing stone façade on the retaining wall.

MOTION: In accordance with Zoning Bylaw Section 9.5.7, the Historical Commission finds that the plans as submitted have no adverse effect on a historical or cultural resource.

VOTED: 6 in favor, 0 opposed (1 Absent)

6 Winslow Road – Special Permit

The owners of 6 Winslow Road, Neal and Jennifer Splaine are seeking a Special Permit from Section 3.5.5 of the Winchester Zoning By-Law in accordance with Chapter 40A, Section 9 of

the Massachusetts General Laws so as to be permitted to construct an addition that will be located closer to the side property line than permitted as of right.

Richard Leaf, the architect of the proposed addition, detailed the plans for the project. Mr. Leaf explained that the owners of 6 Winslow Road are seeking to build an addition on the right side of the rear of their house. The owners wish to enlarge the master suite and add an additional bathroom to the property. Mr. Leaf noted that the property, which was constructed in 1915, is a nonconforming structure due to the narrowness of the lot. Mr. Leaf stated that the addition will improve the conformity of the property because the construction of the addition will move the right side of the existing deck farther back from the property line.

Chair LeMenager expressed his support for the plans and requested to see drawings of the front view of the house with the addition. Mr. Leaf noted that he had not made any drawings of the front of the house because the addition would not be visible from the street.

MOTION: In accordance with Zoning Bylaw Section 9.4, subsection 8, the Historical Commission finds no adverse effect on a historical or cultural resource.

VOTED: 6 in favor, 0 opposed (1 Absent)

January 11 meeting minutes

MOTION: To approve the minutes of the January 11, 2021, Historical Commission Meeting.

VOTED: 6 in favor, 0 opposed (1 Absent)

The meeting adjourned at 8:15 p.m. Next meeting: March 8, 2021, via Zoom.

Respectfully Submitted,
Rachael Edmonston, Recording Secretary



Jack LeMenager

3/9/21

Date