



**TOWN OF WINCHESTER**  
**Design Review Committee**

Town Hall, Winchester, Massachusetts 01890

Juli Riemenschneider, RLA, ASLA, Chair  
Ellen Spencer, Vice Chair  
Adrian LeBuffe, LEED  
Eileen Casciari, RA  
Mary Grassi  
Tracy Burhans  
Jamie Devol, AIA

**MEETING MINUTES**

**Wednesday, March 9, 2022, 7:30 pm - Meeting by Zoom**

**Present:** Riemenschneider, Spencer, Devol, LeBuffe, Burhans,  
Recording Secretary Nancy Upper

1. Open meeting. Vote to approve February 16, 2022, minutes - All in favor.

**2. Petition 3955 - 65 Cambridge Street, Winchester MA.**

That of Winchester Boat Club concerning the property at 65 Cambridge Street, Winchester, MA. The petitioners are seeking an appeal under Section 9.3.3(3) of the Winchester Zoning Bylaw in accordance with Chapter 40A, Sections 8 and 15 of the Massachusetts General Laws from the Building Commissioner / Zoning Enforcement Officer's order dated January 3, 2022, requiring the Petitioner to remove arborvitae planted along Everett Avenue. The property is located in the RDB (Single Residence) zoning district and contains 91,563 +/- square feet.

Guest speakers: Attorney Jonathan M. Silverstein, Council for Winchester Boat Club

Kevin Sarney, resident at 54 Everett Avenue

Tod Gulick, resident at 47 Everett Avenue

Gina Petroni Mahoney, Commodore, Winchester Boat Club

Background:

- In 2021, Kevin Sarney, Winchester resident at 54 Everett Avenue, complained to John A. Wile, Winchester Building Commissioner and Zoning Enforcement Officer, that arborvitae trees on a parcel owned by the Boat Club block views to Upper Mystic Lake. The entrance to this parcel is on Everett Avenue.
- Sarney believes that the arborvitae violate the planting schedule of Board of Appeals decision #3021.

- The trees have existed in this location for more than fifteen years.
- For details, see document 7422 in the Winchester Document Center, <https://www.winchester.us/DocumentCenter/View/7422/Winchesterboardofappeals2022packet?bidId=>

Discussion:

- Kevin Sarney urged DRC members not to comment. He said, "This is an issue between the Town and the Boat Club."
- Ellen Spencer agreed: "This is a legal matter between the Town and Boat Club, so DRC should decline to comment."
- Jamie Devol offered: "This my personal aesthetic opinion, but I like open views of water."
- Juli Riemenschneider noted that many houses in the neighborhood have large evergreens that block views of the lake.
- Ellen Spencer: Declined further comment.
- Adrian LeBuffe: Declined comment.
- Tracy Burhans: Declined comment.

**3. Petition 3956 - 334 Cross Street, Winchester MA.**

Petitioners Li Fu and Zhou Wang seek a Site Plan Review under Section 9.5.1(6) of the Winchester Zoning By-Law so as to be permitted to construct an addition where the total floor area of the single family dwelling will be greater than 3,600 square feet. The property is located in the RG (General Residence) zoning district and contains 10,691+/- square feet.

Guest speakers: Li Fu, owner of 334 Cross Street

Ce Huang, representative for project architect Haosheng Zhang, AIA, LEED AP, CPHC

Discussion:

- DRC viewed plans for the second-story, 828 +/- sq.ft. addition to be built on top of the residence's existing two-car garage. Architectural style of the addition will match existing house style and materials.
- Plans show the roof line of the addition rotated to be perpendicular to the existing roof line. Huang explained that the roof-line rotation allows the addition to have "nice windows" facing the street.
- The floor of the addition will align with the second floor of the existing house.
- DRC members commented that the addition looks awkward and mismatched to the house configuration.
- Fu presented a photo of the rear of the house. The photo showed sections of the dwelling attached to the main structure at right angles.
- After seeing the photo, DRC concluded that the proposed addition, with modifications, would fit with the "rambling nature of the house."

- Suggested modifications:
  - To balance the proposed addition, widen the existing front porch, and extend the roof over the porch, to make it a substantial covered porch that includes the first window to the right of the front door (from the perspective of one's back to the door).
  - Build new front steps that are wider.
  - Construct the new porch in the same plane, of the same materials, and paint it the same colors, as the existing garage and the proposed addition.
  - At the back of the addition, to make it compatible with the rest of the house, replace the proposed picture window with three windows of equal size.

DRC recommends favorable action, with two conditions. **Vote: 5-0.**

Conditions:

- To balance the proposed addition, expand the front porch beyond the first window to the right of the front door.
- At the back of the proposed addition, replace the proposed picture window with three windows of equal size.

#### **4. Petition 3957 - 59 Holland Street, Winchester MA.**

Petitioners Anthony Pioli and Seta Keusey seek 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 front property line than permitted as of right. The property is located in the RG (General Residence) zoning district and contains 7,595+/-square feet.

Guest speakers: Anthony Pioli, owner of 59 Holland Street.

Seta Keusey Pioli, co-owner and Anthony's wife

- The Piolis wish to replace their existing front porch with a farmer's porch that will extend the full width of the house.
- The house was built in 1880.
- Juli Riemenschneider showed photos of houses in the neighborhood that have front porches similar to one that the Piolis wish to construct.
- Construction will include moving the front door to the right edge of the house façade. Anthony Pioli explained that:
  - The existing front door lies at the foot of the interior stairs that lead to the second floor.
  - Moving the door ensures safety and privacy.
- The Piolis consulted with neighbors, and all agree with the proposed plan to expand the front porch.

- The illustration titled Proposed Front Elevation shows a small, horizontal, rectangular window above the peak of the pointed roof that will cover the relocated front door.
  - Jamie Devol questioned the incompatibility of this window with the larger, vertical rectangular windows in the rest of the house.
  - Seta Pioli explained that window is in their daughter's bedroom, and their daughter wanted the smaller window for privacy.
- All natural materials will be used in the porch construction (no vinyl). The porch's decorative columns will be wrapped in natural wood.

DRC recommends favorable action, with recommendations. **Vote: 5-0.**

Recommendations:

- Install porch pendant light centered on door, or sconces at the sides of the front door, as opposed to recessed downlights.
- Ideally, shorten the gable over the front door to make a taller window above the gable (to match the original windows). Since replacement windows are already installed, with a small window to the bedroom on the left, the porch as designed with the taller entry gable makes sense.

## 5. Adjourn.

<b>SUMMARY of Design Review Committee VOTES – March 09, 2022</b>			
<b>Minutes #</b>	<b>Item</b>	<b>Address</b>	<b>Vote</b>
<b>3.</b>	Petition 3956	334 Cross Street	Favorable action 5-0 with conditions
<b>4.</b>	Petition 3957	59 Holland Street	Favorable action 5-0 with recommendations

**Next meeting: Wednesday, April 6, 2022.** Location to be announced.

Respectfully submitted by Recording Secretary Nancy Upper.