



Planning Board Meeting Minutes Tuesday, March 22, 2022, at 7:00 pm – Zoom Meeting

Members Present: Diab Jerius, Chair
I-Ching Scott
Nicholas Rossettos
Sally Dale, Vice Chair/Clerk
Kurt Spring

Also Present: Brian Szekely, Town Planner
WinCam
Bryan Manter, Asst. Town Engineer
Nancy Polcari, Recording Secretary

Others Attending: Kevin Sarney
Maureen Mansfield
David Feigenbaum
Richard Leaf
Carol Keller
Philip Fratteroli
Fu Li
Haosheng Zhang

A quorum being in attendance, Chair Jerius calls the Winchester Planning Board (PB) meeting to order at 7:03 pm, noting that the meeting is being video recorded via WinCam and Zoom. Roll call of PB members: Dale, Scott, Spring, Rossettos, Jerius in attendance.

1. Updates:

Mr. Szekely: The Tree Committee had a good brainstorming session discussing the education, research and legislation details regarding trees. One idea is to leverage Town Day, Earth Day and Arbor Day.

Mr. Manter: Added that the town has been active in Tree City USA, that is having its 150th year celebration on Arbor Day. Goal is to plant 150 trees in honor of this occasion. Partnering with other boards, community groups and the Department of Public Works to coordinate the logistics.

Mr. Szekely: There is a Transportation Plan (a Town Meeting initiative) being developed with Toole Design who recently led a visioning exercise with Town staff and another with the Traffic and Transportation Advisory Committee (TTAC). The Master Plan provided many related goals. The next presentation will be an update to the Select Board. Looking at all modes of transportation.

Mr. Szekely: Provided a summary of the Multi-Family Zoning Requirement for MBTA Communities (MGL Section 40A Zoning Act) noting there continues to be a lot of confusion regarding the requirements for the Town. Winchester has been identified as a bus community even though it is served by two Commuter Rail stations. There is a requirement for a public meeting. The PB and Town Planner by May 2, 2022, will meet with the Select Board to explain how this bylaw effects town. These guidelines are coming from the Massachusetts Department of Housing and Economic with the intent of increasing density around bus and rail stations. Not bus stops. For example, out of 8000 units in town, 20% (1600) would have to be built within half mile of a commuter rail station. Those numbers don't work for every municipality. The only consequence is the town would not be eligible to apply for certain grants. There is no penalty if we don't comply.

2. Reorganization, Committees and Board Assignments, Scheduling, On-Boarding:

Chair Jerius: Welcomed new PB member Nicholas Rossettos. Each existing member provided a brief summary of their experience on the PB. He then requested nominees for the Chair.

PB Discussion:

- Ms. Scott nominated Mr. Jerius, noting appreciation for his leadership of the board.
- Ms. Dale willing to step in as chair if Mr. Jerius would like to step down.
- Mr. Jerius stated he would like to continue another year as chair.
- PB members concurred.

- Chair Jerius nominated Ms. Dale for clerk/vice chair and Ms. Dale accepted.
- PB members concurred.

Chair Jerius: Regarding the assignments of PB members to other committees and boards, the only pressing one is the Capital Planning Committee. Assignments for the other committees will be scheduled for a future meeting.

PB discussion for the Capital Planning Committee centered around the details of the role, frequency of the meetings, responsibilities, member representation, voting capacity, and involvement with Town Meeting. Chair Jerius volunteered for the role and Ms. Dale requested to participate as the co-representative. PB members concurred.

Mr. Szekely: Presented future meeting options as in person, remote, or both. Currently allowed to remain remote to July. There is a possible hybrid option that uses technology called an “owl”, but there is some concern about its ability to meet the open meeting law requirements. PB discussed the options and concluded that remote works best right now. Meetings will remain remote through May.

Mr. Szekely: Briefly reviewed the agenda for next meeting. He also noted that Metropolitan Area Planning Council will be able to provide the visioning process for the Holton Street project.

Chair Jerius: For on-boarding, Mr. Rossettos will receive a package of materials for new PB members and Mr. Szekely will be discussing details with him in the coming week.

3. Master Plan Implementation Committee (MPIC):

Chair Jerius: Noted the first step to identify a MPIC, is to establish the selection committee by reaching out to the chairs of several boards/committees to participate in the selection process. Working with Ms. Dale and Mr. Szekely, an introduction letter and description of the committee are ready for distribution.

Ms. Dale: Noted her progress in obtaining a student representative from the high school.

Chair Jerius: Stated that the Master Plan Steering Committee needed to be disbanded before moving forward.

Ms. Dale moved to disband the Master Plan Steering Committee. Mr. Rossettos second the Motion. Vote: Dale, Rossettos, Scott, Spring, Jerius in favor. Motion passes 5-0-0.

4. Meeting Minutes March 8, 2022:

Ms. Scott moved to approve the PB Meeting Minutes of March 8, 2022. Mr. Spring second the Motion. Vote: Dale, Scott, Spring, Jerius in favor. Rossettos abstains. Motion passes 4-0-1.

5. Executive Session:

Mr. Spring moved to continue the PB meeting in Executive Session. Ms. Scott second the Motion. Vote: Dale, Rossettos, Scott, Spring, Jerius in favor. Motion passes 5-0-0. Open Session of PB Meeting ended at 8:27 pm.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary