



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

Meeting Minutes

Date: April 5, 2021

Virtual meeting via Zoom

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

Members Absent: Emily Dowling

Also Present: Brian Szekely, Town Planner
Rachael Edmonston
Sally Dale
Joyce Santosuosso
Carissa Demore
Michelle and Darren McCarthy
David Feigenbaum
Steve Meinelt
Chris Sacco

A quorum being in attendance, the meeting was called to order at 7:30 pm.

Board of Appeals petitions

1 Chardon Road – Special Permit

Concerning the property at 1 Chardon Road, the petitioners Christopher and Tracey Sacco 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 front property line than permitted as of right.

Chair Jack LeMenager noted that the property at 1 Chardon Road was constructed in 1941 on the corner of Chardon Road and Main Street. The front of the property, which once faced Main Street, was moved during remodeling to face Chardon Road. Chris Sacco, the property's owner, stated that his family was seeking a Special Permit to build a front porch on the house. Mr. Sacco noted that the porch would not extend further than the length of the house.

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: 5 in favor, 0 opposed (1 Absent).

6 Webster St., Lot A – Site Plan Review & Special Permit

Concerning the property at Lot A Webster Street (6A and 6B Webster Street), EWE Real Estate Development is seeking a Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Law so as to construct a new two-family dwelling and detached garage where the total floor area of the two-family dwelling and detached garage is greater than 3,600 square feet. The petitioner is also seeking a Special Permit under Section 4.2.5 and 9.4.2 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 dormers that will be greater than 50 percent of the width of the roof plane.

An abutter to the property, Joyce Santosuosso, expressed her concerns with the proposed structure, saying that its size and design did not align with the look and feel of the neighborhood. Ms. Santosuosso was also concerned about the size of the dormers on the proposed house, as well as the position of the driveway and the drainage from the property. Kelly Errico, representing EWE, stated that the plans for the property had come in front of the Historical Commission and the Planning Board in November 2020. Ms. Errico said that her company had taken into consideration the recommendations of the Historical Commission and Planning Board and made appropriate changes to the proposed design of the property, including creating a detached garage instead of an attached one and decreasing the size of the dormers.

Commissioner John Clemson wished to see the elevation and inquired as to the size of the dormers. Town Planner Brian Szekely stated that the dormers would be thirty feet in size. Commissioner Clemson asked if the current plans were approved by the Planning Board. Mr. Szekely said that the Planning Board would meet the next day and added that the developers had evidently responded to all of the Planning Board's previous recommendations regarding the property.

Commissioner Janet Boswell noted that the proposed house was very large and not to scale with the surrounding properties. She also expressed her concern with the drainage from the property. Ms. Errico noted that the property did not have any drainage issues at present, but that she had submitted drainage plans to the Town, nonetheless. Mr. Szekely stated that the town's engineer would review the proposed plans for the property before April 15.

Commissioner Clemson remarked that, compared to surrounding properties and other nearby duplexes, the proposed house was very large and not in keeping with the rest of the neighborhood. Commissioner Boswell agreed.

MOTION: In accordance with Zoning Bylaw Section 9.5.7 and section 9.4 subsection 8, the Historical Commission finds no adverse effect on a historical or cultural resource.

VOTED: 3 in favor, 2 opposed (1 Absent)

29 Oxford St. – Special Permit

Concerning the property at 29 Oxford Street, the petitioners Darren and Michelle McCarthy are seeking a Special Permit under Section 4.4.2(3) 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 in-ground swimming pool that will be located closer to the side property line than permitted as of right and to locate the pool equipment closer to the side property line than permitted as of right.

In an effort to move the proposed in-ground pool out from under the electrical wires that stretch over the backyard of their property, Mr. and Mrs. McCarthy seek to construct the pool 36 inches closer to the side property line than permitted as of right. Commissioner Clemson inquired as to whether the pool was fully in-ground and whether or not the McCarthy's intended to build a fence. Mr. McCarthy answered yes to both questions.

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: 5 in favor, 0 opposed (1 Absent).

2 Abby Rd., Lot 1 – Dimensional Variance

Concerning the property at 2 Abby Road, the petitioner Keith Goodwin is seeking an appeal under Section 9.3.3(3) of the Winchester Zoning By-Law in accordance with Chapter 40A, Sections 8 and 15 of the Massachusetts General Laws from the Building Commissioner/Zoning Enforcement Officer's issuance of building permit #22 issued on January 19, 2021 to construct a new single family dwelling at 2 Abby Road (also referred to as Lot 1, Abby Road) and related site work.

The Historical Commission will not take any action regarding the property at 2 Abby Road at this time.

Other matters

Preservation Land Restrictions – Carissa Demore, Historic New England

Carissa Demore, the team leader for preservation services with Historic New England detailed the preservation land restrictions that had been placed on two historic properties in Winchester, 3 Meadowcroft Road, and 38 Rangeley Road, in 2016 and 2018 respectfully. Ms. Demore noted that these efforts were spearheaded by residents David Feigenbaum and Maureen Meister to ensure that the two historic properties would not be subdivided. These measures also ensured that the three parcels of land that made up 38 Rangeley Road would not be sold independently of one another. Ms. Demore stated that she was in front of the Historical Commission on behalf of the donors to ask that a small parcel of the property that was included in the Rangeley plot be transferred over to the adjacent Meadowcroft plot. Ms. Demore noted that this action would only transfer, not remove, the protections on the parcel of land. This action would restore the original property lines of 3 Meadowcroft Road and would allow maintenance vehicles access to provide upkeep to the historic property at 3 Meadowcroft Road. The members of Historical Commission voiced their support.

MOTION: The Historical Commission endorses the release of preservation restrictions for 38 Rangeley Road and the amendment and restatement of preservation restrictions for 3 Meadowcroft Road.

VOTED: 5 in favor, 0 opposed (1 Absent)

“Substantial demolition” definition – discussion

The discussion on substantial demolition will be postponed until the next Historical Commission Meeting.

Maureen Meister

Chair LeMenager, speaking on behalf of the Historical Commission, praised Maureen Meister for her long service and dedication to the town as an elected member of the Planning Board and past member of the Historical Commission. Ms. Meister did not stand for re-election to the Planning Board in last month’s election and is stepping down from the post she held for the past 21 years.

Relations with other boards

Commissioner Clemson emphasized that the Historical Commission should work to coordinate its meetings with other town boards, as the boards are often out of sync with scheduling. Commissioner Clemson stipulated that in cases of Site Plan Reviews and Special Permits, the Historical Commission should be cautious about lifting demolition delays until ample, thorough research is conducted. He stated that the Historical Commission must also better convey why a property should be deemed historically significant and be vigilant in finding properties of historical significance that may be impacted by the Zoning Board of Appeals process. Commissioner Clemson noted in particular the cases of 3 Edgewater Place and 16 Niles Lane.

Chair LeMenager agreed and added that in the past the Historical Commission had contradicted other boards. Vice-Chair Bruce Hickey voiced his agreement but noted that sometimes the timing of petitions made coordination between boards difficult. Commissioner Clemson stated his belief that with Mr. Szekely’s assistance, the Historical Commission could better prepare for meetings and coordinate with other town boards. Mr. Szekely agreed and emphasized the need for consistency. Vice-Chair Hickey concurred and summarized that the Historical Commission should not waive a delay without ample consideration for the implications that the action may have in the future or on other town boards.

Minutes of March 8, 2021 meeting

MOTION: To approve the minutes of the March 8, 2021 Historical Commission Meeting.

VOTED: 5 in favor, 0 opposed (1 absent).

The meeting adjourned at 8:22 p.m. Next meeting: Monday, May 10, 2021, via Zoom.

Respectfully Submitted,
Rachael Edmonston, Recording Secretary



Jack LeMenager

5/18/21

Date