



TOWN OF WINCHESTER

Design Review Committee
Town Hall, Winchester, Massachusetts 01890

David N. Storeygard, AIA, LEED AP, Chair
Juli Riemenschneider, RLA, ASLA, Vice Chair
Ellen Spencer
Adrian LeBuffe, LEED
Eileen Casciari, RA
Mary Grassi
Tracy Vartenigian Burhans

MEETING MINUTES

Wednesday, April 7, 7:30 pm, Remote Participation

Members Present: Storeygard, Riemenschneider, Spencer, LeBuffe, Casciari, Vartenigian Burhans and Grassi
Brian Szekely, Town Planner

1. Open meeting and approval of March meeting minutes.

- Petition 3937 - 6A/6B Webster Street**– Site Plan Review under Section 9.5.1 of the Winchester Zoning By-Laws 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 to be permitted to construct dormers that will be greater than 50 percent of the width of the roof plane.

The set of drawings presented at this meeting were reviewed at the DRC March meeting. Kelley Errico applicant and Brian Szekely, Town Planner explained that the project had been previously modified due to comments from the Planning Board and Historical Commission. Because of the timing of the meetings DRC received revised drawings prior to other boards.

Kelley Errico stated that in response to the DRC's previous comment "Members were opposed the wood framed fireplace extensions on the sides of the building that are visible from the street." That foundations would either be placed under the wood framed fireplaces or the fireplaces would be placed inside the building. Errico also stated that the porch columns under the gable could be increased.

Neighbors, Joyce Santosous, Mike Jeffris and Dan Kuchina were present and expressed concerns that the size of the proposed building in comparison with others in the neighborhood is very large. Also, that and the size of the building in comparison to the size of the site is greater than others in the neighborhood. They stated the neighborhood would be negatively impacted should the project go forward as currently designed.

DRC voted to recommend unfavorable favorable action (7-0) Siting the following reasons.

- a. 9.5.7 1. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity: The proposal represents a departure for the scale of the buildings in the vicinity.
- b. The building is larger and wider in comparison with the lot width, than others on the street.
- c. Possible remedies to scale would be to reduce the height and/or width of the building.
- d. A landscape plan should be provided.
- e. The front elevation shows the building on a level site. It should be drawn to reflect the change in grade of approximately six feet across it, including how the enlarged stairs will meet grade and if any retaining walls will be needed.
- f. The following recommendations were made by the DRC on March 7, 2020. With the exception of the fireplaces, these comments remain.
 - a. Plans reviewed are revised from previous submittal. The following comments are on revised plans sent to the DRC on March 9th.
 - b. Design has been vastly improved by relocating the garage to the rear of the site.
 - c. DRC members are opposed to how the front gable ends on top of the porch and that it appears to be supported by the porch.
 - d. Possible improvement may include continuing the front gable to grade, thus dividing the porch in two. Each unit would have a side facing entry door and a separate porch. Another means to improve it would be to provide thicker columns on the porch below the gable.
 - e. As shown, the front porch stairs end in a blank front wall. This should be modified to have stairs end at a door or, if the front gable is brought to grade, a window. Two separate sets of stairs could also resolve this.
 - f. Reduction of rear dormers, as shown, is an improvement.
 - g. Materials in the submission are appropriate.
 - h. Members were opposed the wood framed fireplace extensions on the sides of the building that are visible from the street.

3. **Petition. 3936 - 1 Chardon Road.** Special Permit from Section 3.5.5 of the Winchester Zoning By-Laws 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 in the RDB (Single Residence) zoning district and contains 10,253 +/- square feet.

Applicants were present to present plan. Letters of support from neighbors were provided.

The proposed front porch will improve the house and will not negatively impact the neighborhood.

DRC voted to recommend favorable action (7-0)

4. **Petition. 3938 - 29 Oxford Street.** 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. The property is in the RDB (Single Residence) zoning district and contains 11,385 +/- square feet.

Applicants were present to present the proposal. Because of overhead public utility lines the pool is proposed to be closer the side set back.

A fence will be constructed surrounding the backyard. The location of the pool will not be visible to the neighbors or street.

DRC voted to recommend favorable action (7-0)

5. DCR discussed outdoor dining and the vehicular barriers. Several suggestions were given including lighting and window box style planters at Lucias, planters with tall evergreens behind the barrier at Main Street, and hanging artwork or fabric to break-up the long expanse of orange in a few locations.
6. **The Branch** DRC agreed the sign was well designed and requested that the sign be centered over the door and that the bottom of the sign be in line with the bottom of the side on the adjacent storefront.
7. **Ciao Bow Wow** DRC recommended that the space between the center Ciao Bow Wow sign and the side medallions (with the cat and dog) be increased slightly.
8. **Updates and New Business**
9. **Adjourn**

Next meeting is scheduled for May 5, 2021 at 7:30 via remote participation.

Respectfully submitted by Juli Riemenschneider