



TOWN OF WINCHESTER
Design Review Committee

Town Hall, Winchester, Massachusetts 01890

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

MEETING MINUTES

Monday, April 10, 2023, 7:30 pm – Meeting by Zoom

Present: Spencer, Grassi, Riemenschneider, Devol, LeBuffe, Casciari, Burhans

Open meeting. Vote to approve March 1, 2023, minutes -
All approved 7-0.

1. 40 Foxcroft Road

PETITION NO. 3994 - That of KATHLEEN FUREY LANZ & DANIEL J. LANZ concerning the property at 40 FOXCROFT ROAD, WINCHESTER, MA. The petitioners are seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the grade of more than 500 square feet by more than six (6) percent. The property is located in the RDB (Single Residence) zoning district and contains 14,432 +/- square feet.

Guest presenter: No guests presented. Comments were shared by 40 Foxcroft Rd. homeowners, adjacent neighbor at 36 Foxcroft, and Melissa McCarthy of the Winchester Historical Commission.

- The representative from the Historical Commission and DRC members generally oppose the demolition of this appropriately-scaled 1930s garrison colonial house. The house and deep back yard can accept an addition to the rear.

Juli Riemenschneider moved for unfavorable action due to the following reasons:

- Scale and massing of the proposed house is too large in relation to the lot, the original historic house, and neighboring properties. **(Zoning By-Law [9.5.7.1](#))**
- The lot is long and narrow, and the current proposal does not work well with this configuration. DRC made several suggestions to improve the scale by reducing the apparent size of the primary roof, which is significantly wider than the primary roof of the original house. The applicants were not open to considering modifications to their current design.

Vote: All in favor 7-0.

2. 87-89 Cross Street

PETITION NO. 3993 – That of MARIO COVINO, 87-89 CROSS STREET, LLC concerning the property at 87-89 CROSS STREET, WINCHESTER, MA regarding an application for a comprehensive permit for the development of nine (9) three-bedroom town house rental units under the provisions of Massachusetts General Laws Chapter 40B, Sections 20 through 23, as amended. The property is in the GBD-1 (General Business) and RG (General Residence) zoning districts and contains 21,627 +/- square feet.

Guest presenter: No guests presented.

- The large amount of asphalt should be reduced for more plantings and trees; lawn should be maximized along Cross Street; the 2 parking spots near Cross Street should be removed or relocated. It was noted that street parking is available.
- The existing stone landscape wall should be preserved.
- Confirm the driveway is wide enough for turning at rear of building.
- The end unit could be redesigned to improve the Cross Street façade and interrupt the repetitive architecture. As designed, the street façade is primarily solid, and would benefit from additional windows and entry porch.
- Stair access to each unit's basement is awkward - repetitive long gabled protrusions off the left side. This seems unnecessary and traditional bulkheads could provide exterior access.
- Was there any consideration to reuse the original building? The existing house, surrounded by open lawn, is commodious with handsome massing and roof lines. Four or more apartments could easily fit within its volume, with room to add more units, perhaps behind the house. This large, gracious house on a green knoll contributes in a positive manner to the Cross Street streetscape.
- The layout of the apartments, with one bedroom per floor, including one adjacent to the ground floor garage, is less than ideal.

- The dull color palette, and perhaps the materials, should be reconsidered.

3. 407 Highland Avenue (Winchester Community Music School)

Guest presenter: Keirsten Deegan, project architect

Ms. Deegan summarized modifications to the design since her previous presentation to the DRC:

- Additional native plantings were added.
- 3 parking spaces were lost due to neighbor requests to preserve additional trees.
- More detail was added to the elevator enclosure to tie into the existing architecture, addressing previous DRC comments.
- The flat roof above the green room was reconsidered as a slope but it was too challenging to resolve with adjacent roofs. A wall with stone cladding was added below the previously cantilevered room, addressing previous DRC comments.
- A protective overhang was added to the side door between the 2 gable roofs.
- DRC members agreed that the design was significantly improved and had no further comments.

4. New Business

- Information kiosks: Chamber of Commerce is applying for a grant to install kiosks in the downtown area. They will be responsible for all content. Locations for the kiosks to be determined.
- New Recording Secretary Update: Listing was posted and candidates are currently being interviewed.
- Next month the DRC meeting will be in person at Town Hall.

5. Adjourn.

SUMMARY of Design Review Committee VOTES – April 10, 2023			
Minutes #	Item	Address	Vote
2.	Petition 3994	40 Foxcroft Road	Unfavorable action 7-0

Next meeting: Wednesday, May 3rd, 2023. Meeting in person at Town Hall, room TBD.

Respectfully submitted by DRC member Eileen Casciari.