



Planning Board Meeting Minutes
Tuesday, April 20, 2021 at 7:30 pm – Zoom Meeting

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

Members Absent: Heather Hannon

Also Present: Brian Szekely, Town Planner Nancy Polcari, Recording Secretary
Beth Rudolph, Town Engineer WinCam
Josh Fiala, MAPC

Others Attending: Ann Sera Joyce Westner Tobey & Mike DeMartino
Majid Dakar Cheryl Wolfe Kevin Sarney

A quorum being in attendance, Chair Jerius calls the Winchester Planning Board (PB) meeting to order at 7:31 pm, noting that the meeting is being video recorded via WinCam.

1. Updates Mr. Szekely:

- a. An appeal has been filed on the decision for the 654 Main Street project.
- b. The Zoning Board of Appeals denied the 6A/B Webster Street project.
- c. The 3 Indian Hill project seems like a substantial demolition. The Historic Commission is exploring this project.
- d. For the Shared Streets Grant, currently working with Mahoney's on the final landscaping for the outdoor dining locations.

2. Updates Chair Jerius: The Housing Partnership Board, the Planning Board and the Network for Social Justice are participating in a housing equity forum on policies and other factors that support affordable and accessible housing. The first part scheduled for April 28th will focus on the past. The second part scheduled for May 26th will look at the current context and tools to move forward. The Public is welcome and encouraged to attend.

3. Locke Street/Dunster Street Closeout:

Mr. Szekely: The Petitioner is asking for full closeout for the \$309,000. Trees were planted in November 2020 and require a year before being accepted by the Town. We propose to hold 5% of the requested total (\$15,450) until the year timeline is met. All the work is completed. Recommends favorable action on the two votes for this petition.

Ms. Dale: Noted that the neighbors did not understand that the wall was going to use artificial stone and that it seems very tall.

Mr. DeMartino: Indicated the wall was originally going to be two tiers, but the contractor ran into ledge and had to build a higher structural wall. They intend to cover it with ivy.

Mr. Dakar (36 Dunster Lane): Pleased with the work and the wall; the ivy will make it look more natural.

Ms. Westner (26 Dunster Lane): Appreciates the work these new neighbors have done.

Ms. Scott moved to waive Section 8.4.3(c) of the Winchester Subdivision Regulations to allow for more than half of the security to be released as all of the work associated with Subdivision has been completed to the satisfaction of the Engineering and Planning Departments. Ms. Dale second the Motion. Vote: Dale, Scott, Jerius in favor. Motion passes 3-0-1 with Hannon absent.

Ms. Dale moved to release the \$293,550 from the bond that was established June 16, 2020 due to all work being completed, with only \$15,450 remaining from the original \$309,000 in order to account for any vegetation that does not survive the year. Ms. Scott second the Motion. Vote: Dale, Scott, Jerius in favor. Motion passes 3-0-1 with Hannon absent.

3. North Main Street Study:

Mr. Fiala (Principal Planner with the Metropolitan Area Planning Council (MAPC)): Presented an update on the current study, including scope, contents of the initial community meeting on March 30th, participant input, and percentage-based conclusions to date. He noted that he is currently reviewing existing densities and what current zoning allows. He outlined the next steps:

- Second community meeting in May or June, outlining a proposed vision and recommendations.
- Continue with analysis and drafting recommendations.
- Meet with PB in June.

PB Discussion/comments:

- Prefer to rank the order of options/selections for each question as compared to choosing just one.
- Would like to see more focus on the historic homes and have them celebrated.
- Glad to see the number of stories of buildings being addressed, especially the preference for 2 to 3 stories.
- What is the impact of the density numbers? Would like to see more explanation for the public so they can understand, especially the way it will feel.
- Want to see pedestrian safety measures identified specifically, especially with the side streets.
- Would like to see a graphic that explains the impact of height in feet in comparison with the number of stories.
- Is it possible to have the other committees “weigh-in” like Conservation Commission, Accessibility, Historic Commission, etc.?
- What is the lifespan of the impact of this study?
- Did Town Meeting members get included in the stakeholders? And not just those in the North Main Street precincts.
- How is multi-housing supported?

Mr. Fiala responded:

- The North Main Street study is one of the tasks identified in the Master Plan, which specifically includes design guidelines and zoning changes.
- The initial stakeholder list included property & business owners as well as several of the boards/committees.
- There needs to be a clarification on multi-family housing and density.
- The next meeting will clarify many factors; the goal is finding the balance on differing interests.

The next North Main Street Study Public Meeting is scheduled for June 8th, 7:30 pm.

4. Planning Board Goals/Objectives: This agenda item was postponed for a future meeting.

5. Protocol for Inclusion of Minority Report for Recommendations to ZBA:

Mr. Szekely: Clarified that if the PB has a 4-1-0 vote, a report is not required for the ZBA. The member who voted "not in favor" has the option to write a description supporting their decision. For a vote of 3-2-0 (split vote), the two members would write a minority report to the ZBA.

6. Spring Town Meeting Articles:

- a. **Article 3, Curb Cuts:** Mr. Szekely reviewed the Article and the revised diagrams; the vote is to amend Section 5.1.10 of the Winchester Zoning Bylaw to include a maximum allowable driveway width and curb radii at the curb line for single family dwellings, duplexes, and triplexes. PB Discussion:
 - Concern with the 3-dimensional perspective drawing; hard to understand.
 - Suggestion to point out in presentation that residents who want to deviate from these limits can request a Special Permit.
- b. **Article 2, PB Report:** Chair Jerius reviewed his presentation report for Town Meeting. PB members discussed and made modifications.

7. Master Plan Implementation Committee: This agenda item was postponed for a future meeting.

8. Meeting Minutes/Action Items: This agenda item was postponed for a future meeting.

9. Adjourn: Ms. Dale made a motion to adjourn the PB meeting. Ms. Scott second the Motion. Vote: Dale, Scott, Jerius in favor. Motion passes 3-0-1 with Hannon absent. Meeting adjourned at 10:05 pm.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary