



Planning Board Meeting Minutes
Monday, April 26, 2021 at 6:45 pm – Zoom Meeting

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

Also Present: Brian Szekely, Town Planner
Nancy Polcari, Recording Secretary

A quorum being in attendance, Chair Jerius calls the Winchester Planning Board (PB) meeting to order at 6:48 pm, noting that the meeting is being video recorded via Zoom.

1. ANR 524 South Border Road:

Mr. Szekely: Noted that the Applicant wishes to tear down this house, built in 1957, and create a second lot. There is sufficient square footage, frontage, and access to support an ANR (Approval Not Required); recommends endorsing the ANR.

Discussion:

- Can the mature apple tree be saved? (Mr. Szekely noted the vote cannot put conditions on an ANR).

Ms. Scott moved to endorse the ANR 524 and authorize the Clerk to sign on behalf of the Planning Board. Ms. Hannon second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

2. Spring Town Meeting Articles:

- a. **Article 6:** To see if the Town will vote to authorize the Select Board to enter into a land development agreement and lease for the land identified on plan entitled "Plan of Land, Waterfield Parking Lot, Winchester, Massachusetts: Progress Print" dated November 2, 2017 (the "Waterfield Lot"). PB discussed the agreement.

Ms. Dale moved to recommend favorable action on Article 6. Ms. Hannon second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

- b. **Article 7:** To see if the Town will vote to authorize the Select Board (SB) to lease, sell, convey, release, or otherwise dispose of any interests in a portion of the land located at 20 Glenwood Avenue in the Town, containing approximately 2,800 sf, which land is shown as Board of Assessors Map 14 Block 247 lot 0 (the "Town Property"); provided that the proceeds of such lease, sale, conveyance or other disposal shall be deposited in the Town's Municipal Affordable Housing Trust Fund; that such lease or disposition be on such other terms and conditions as the Select Board deems appropriate.

PB Discussion:

- Not clear on what the SB attempted to do to use the lot for affordable housing.
- Concern with putting monies into a fund that currently does not have a specific plan. The Board to oversee the Trust has not been completely set-up yet.
- This gives the SB the option to sell the land.
- Difficult to find parcels of land to use for affordable housing.

Ms. Scott moved to recommend unfavorable action for Article 7, noting the Town owns the land and should retain and pursue development. Ms. Hannon second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

- c. **Article 8:** To see if the Town will vote to authorize the Select Board to petition the General Court to enact special legislation that permits the Town to enact a bylaw charging a building permit surcharge to be used by the Town for the purposes of funding sustainability initiatives in the Town and to establish a special revenue fund to receive the proceeds of that surcharge.

PB Discussion:

- There is overlap between sustainability and planning goals.
- The PB does not have to take a position on this Article.
- This is very vague; this does not say how the money is going to be spent; it does have to return to TM as to how it is to be spent.
- Intent is to pay for a sustainability director (position was removed from the Town budget.)
- This would be an additional fee beyond the current building permitting fee; but unclear to what that value would be.
- Are there other ways to fund the director position?

Ms. Scott recommended that the PB not take any action on this Article. Other PM members agreed.

3. Adjourn: Ms. Dale moved to close the PB Meeting. Ms. Scott second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0. Meeting adjourned at 7:31 pm, with members attending the Spring Town Meeting.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary