



Planning Board Meeting Minutes
Monday, May 3, 2021 at 7:00 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 7:00 pm, noting that the meeting is being video recorded via Zoom.

1. Spring Town Meeting Articles, continued discussion:

- a. **Article 6** (that would authorize the Select Board to enter into a Land Development Agreement for the Waterfield Lot): Last meeting PB voted to recommend favorable action. Since then, the Finance Committee had a split vote of 7-5 in favor of the Article. The main opposition was to get more money from the deal, and the details of the return after 99 years.

Mr. Szekely: Noted that Town Manager Wong in her memo dated April 28, 2021 addressed the Waterfield Lot value and concluded: "The negotiated terms in the April 2021 LDA include revenue that is above those outlined in the initial August 2020 proposal. The value of the initial and annual rent payment over the 99-year lease (\$1m + 99 years of annual rent + share of sale/refinancing proceeds) exceeds the cash value of receiving full payment (\$1.5m) initially."

PB Discussion:

- Sustainability should be emphasized.
- Want "smart growth".
- Currently do not know the exact details of the project.
- The selected developer's proposal responded to many of the Town's criteria.
- Town Meeting has already supported the RFP for using this parcel for affordable housing.

Decision to keep current vote.

- b. **Article 8** (that would authorize the Select Board to petition the General Court to allow a building permit surcharged for sustainability initiatives):

Chair Jerius: Last meeting PB decided not to respond to this Article. There is a motion from one of the Town Meeting Members to amend the budget and put in \$50,000 to the Manager's Budget to match the MAPC grant to provide funding for one year for the sustainability director position. The Finance Committee had removed this position in the budget. The Select Board proposes to use the building permit fees for sustainability initiatives, which will require legislative action to implement (if it passes Town Meeting). This process could take up to a year. This motion to amend the budget puts back the sustainability director position. PB discussion:

- Support this urgently needed position but no opinion on how to fund.
- Position important for the future of the Town; this is one of the Master Plan Goals which Town Meeting voted to endorse.
- No change in position on Article 8.

Ms. Scott moved to endorse the motion to amend the budget to include the funding for the sustainability director position as it is the fastest way to successfully fill this urgently needed position which is in line with the Master Plan and the Climate Action Plan. Ms. Dale second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

2. 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 7:25 pm, with members attending the Spring Town Meeting.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary