



Planning Board Meeting Minutes
Tuesday, May 11, 2021 at 7:30 pm – Zoom Meeting

Members Present:	Diab Jerius, Chair	I-Ching Scott	
	Sally Dale, Vice Chair/Clerk	Heather Hannon	
Also Present:	Brian Szekely, Town Planner	Nancy Polcari, Recording Secretary	
	WinCam, David Gaither	Bryan Manter, Asst. Town Engineer	
Others Attending:	Dylan James	Nathan Rae	Jay and Tara Doubman
	Beth Caplow	M. Thompson	Jamie and Carolyn Hintlian
	Renie Pavilon	Veronica Heath	Richard and Amy Beliveau
	Dave Hajian	Carl Oldenburg	Callie and Alexie Westerfield
	Dennis Dale	Cathy Costa	Mark Thompson

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. Article 6 regarding the Waterfield Development passed at Town Meeting. There was a vote to reconsider this Article and that did not pass.
- b. For the Shared Streets Grant, the restaurants are working with Mahoney's on landscaping for the outdoor dining locations. The DPW are posting speed tables on Main Street, Thompson Street, and a few other places to slow the traffic as get into the Center.

2. Updates Chair Jerius:

- a. The Waterfield lot will be permitted through the Planning Board.
- b. 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 meeting took place on April 28th focusing on the past. The second part is scheduled for May 26th and will look at the current context and tools to move forward. The Public is welcome and encouraged to attend.

3. ZBA Petition #3939- 18 Fernway Road:

Mr. Szekely: The petitioners are seeking Site Plan Review to construct an addition to an existing single-family dwelling and a detached garage where the total floor area will be greater than 6,000 square feet. They also are seeking Site Plan Review for a change in slope that exceeds over 6% of the existing grade of an area more than 500 square feet. The Historical Commission and Design Review Commission have not yet reviewed this petition. The addition includes an indoor pool, a bedroom, a kitchen, and new garage. Much of the area for this addition is an existing tennis court that will be removed. The lot is large, and the addition will not be detrimental to the neighborhood. The hardtop tennis court being removed reduces the hardscape percentage improving the drainage of the site. Recommends favorable action.

Mr. Manter: No further comments from Engineering.

PB Discussion:

- Where is the grade change over 6%?
- How is the open space increasing? With the removal of the hardscape (tennis court), the impervious material increases, which is considered open space.

- The addition includes a kitchen and bedroom. Is this a separate dwelling unit?

Mr. Oldenburg, architect: The grade change occurs between the pool house and the existing house. The kitchen is for refreshments while using the pool. The bedroom is for guests.

Ms. Heath, applicant: The bedrooms for the home are all on the upper levels and in consideration of their age, and if anyone would need a wheelchair, they wanted to have available a bedroom on the ground floor.

Ms. Scott made a motion to recommend favorable action to both Site Plan Reviews (floor area and grade change) for Petition 3939 for 18 Fernway Road. Ms. Hannon second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

4. ZBA Petition #3940- 19 Wedgemere Ave:

Mr. Szekely: The petitioners are seeking Site Plan Review to construct a detached garage where the total floor area of the single-family dwelling and garage will be greater than 5,000 square feet. They also are seeking Site Plan Review for a change in slope that exceeds over 6% of the existing grade of an area more than 500 square feet. The Historical Commission and Design Review Commission have not yet reviewed this petition. The proposal includes a new 2-story garage, small, attached addition, new patio, and new pool to replace an existing pool. The size of the garage is out of scale with the prevailing neighborhood. The large size combined with the close location to the property line, recommends unfavorable action. In addition, several neighbors have raised concerns.

Mr. Manter: The applicant has increased the impervious surface by 3,000 square feet but have also provided the infiltration system to manage it effectively.

PB Discussion:

- The garage is too big for the character of the neighborhood.
- Concern about moving the driveway to the opposite side of the house. This is an historical home which has a porte cochere, or covered portion of a driveway. Driveway should remain in its original location to maintain the historical character.
- There is a dug-out area where the new driveway is proposed as well as a Town street tree that was removed. (Mr. Szekely noted that there is no permitting required to dig a new driveway; a street opening permit from the DPW would be needed to provide a curb-cut for the driveway).
- Concern that the garage is not a one-and-a-half stories; appears to be a 2-story structure. (Discussion confirmed that it does meet the definition of one-and-a-half stories).
- Would be nice to see the height of the garage in relation to the front of the existing home. This elevation was not provided.

Mr. Beliveau, owner: It was not their intent to offend the neighbors and make the garage too large. Will instruct the architect to revise the design. The trees along the property line have been removed. That neighbor had requested they be removed. The new driveway was dug to allow machinery to access to the back of the house to remove the old pool, start putting in the new pool, and repair the basement floor. He did not know about the removal of the street tree. The curb has not been cut. There is a landscaping plan that includes new semi-mature trees around the property to be more in scale with the rest of the property.

Community Comments:

Ms. Hintlian (25 Calumet Road): Appreciate that new owners want a new garage, but this garage has negative effects on the neighbors. It is out of scale, will impact light and feel like people live in the city. They have a large beech tree whose roots may have already been impacted by this work.

Mr. and Mrs. Doubman (8 Yale Street): The plans show two different sizes for the garage. Either way it is massive and will impact their lot. Much prefer to see trees than a large building.

Ms. Costa (8 Wedgemere Ave): Want to support the historical character of our street and community. Concerned with this design.

Ms. Pavilion (12 Yale Street): Their backyard abuts this property. Concerned with the huge size and scale of this garage.

Ms. Dale moved to withhold approval for Site Plan Review for Petition 3940 for 19 Wedgemere Avenue with reference to:

- Section 9.5.7.1 unreasonable departure from the neighborhood character,
- Section 9.5.7.2 adverse effect on a Historic Resource, and
- Section 9.5.7.3 removal of trees 6" and larger.

Ms. Hannon second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

Additional Comments:

- Recommendation made to the Applicant to work with the ZBA regarding their hearing date if they plan to submit a revised design. Also suggested working with the neighbors.
- Request information on permitting for the removal of the street tree.

5. ANR Waterfield Road/MBTA Station:

Mr. Szekely: The petitioner (the Town and the MBTA) is seeking an ANR (Approval not required) for a parcel W-1 as part of the MBTA project to reconfigure the station. This is not a buildable lot. Recommends endorsing.

Mr. Rae (MBTA): Here with Mark Thompson, designer with Jacobs Engineering. Once the real estate issues are in place, will put the project out to bid.

Ms. Scott moved to endorse the ANR for the Waterfield Road/MBTA Station and authorize the Clerk to attest to the vote. Ms. Dale second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

6. Voting Procedure for 5th Planning Board Member:

Chair Jerius: Presented his memo dated May 11, 2021 outlining the proposed procedure to interview and vote on the 5th Planning Board member. This reflects the discussion with the Chair of the Select Board, Susan Verdicchio.

Discussion:

- There are 5 candidates.
- Allow about 10 minutes per candidate; this will limit questions to three.
- All applicants will be in the "room" at the same time and will be given the same questions.
- Candidate must have a majority of the votes and if no majority, the votes will be recast.
- Majority means more than half of the votes.
- Need to define a threshold and provide an example to better understand the voting process.
- Allow 90 minutes for the interview and voting process.
- Have "random selection" for the order of the candidates (ex. Pull names out of a bowl)
- Board members to submit any suggested questions for the candidates to the Chair; Chairs will coordinate and identify the candidate questions.

7. Planning Board Goals/Objectives:

Chair Jerius: Presented his memo dated May 11, 2021 outlining a possible strategy to discuss and synthesize the goals and objectives of the PB. Started by each member expressing why they are on the PB and what is important to them/what are their interests.

Ms. Hannon: Is an Urban Planner, with interests in housing, transportation, and equity; wants to offer her skills to better the community; interested in making our Town more affordable with diverse types of housing, while preserving historic resources; look at adding units other than single-family typologies.

Ms. Dale: Has lived in Town for 27 years; care deeply about the outcomes of how Winchester will meet the future gracefully and proactively, not reactively; need to address equity issues while preserving the things that make Winchester special, like landscapes and historic resources; concerned with traffic, transportation, safety, diversity of housing stock.

Ms. Scott: Background is architecture and now real estate; there is a need for equity in zoning as it relates to growth and development; property ownership should not be the only way residents can enter this Town; wants to create opportunities for different populations (socioeconomic, racial); looking for lasting equity.

Chair Jerius: Am a rabid environmentalist; to save the wilderness, you have to save the cities; cities were the answer; need to be attractive and desirable place to live to best manage the greenspace outside of the major cities; got involved with saving Wright-Locke farm from development which included working with the PB; guiding development is important and wanted to be a part of that which started with the farm; housing creates an environment for success and feeling safe; gives people a place to flourish; housing has become unaffordable in Town and should be available to most, if not all people in the region.

Mr. Szekely: Background is wildlife and molecular biology; interested in the interaction of humans, animals and the environment which led to an interest in the built environment/planning.

PB Discussion:

- Look at goals and dividing then into categories.
- Correlate ideas/interests with the Master Plan goals.
- Consolidate and prioritize goals.
- Develop strategies to managing goals/objectives; divide into short-term, long-term.
- Create working groups.

8. Action Items/Meeting Minutes:

Mr. Szekely noted that there were two edits to the Draft PB Meeting Minutes of April 6, 2021.

Ms. Scott motioned to approve the PB Meeting Minutes for April 6, 2021 as amended. Ms. Dale second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0.

9. Spring Town Meeting: Postponed to a future meeting.

10. Adjourn: Ms. Dale made a motion to adjourn the PB meeting. Ms. Scott second the Motion. Vote: Dale, Hannon, Scott, Jerius in favor. Motion passes 4-0-0. Meeting adjourned at 10:17 pm.

Sally Dale, Clerk

Nancy Polcari, Recording Secretary