



TOWN OF WINCHESTER
MIDDLESEX COUNTY, MASSACHUSETTS
HISTORICAL COMMISSION
TOWN HALL
WINCHESTER, MASSACHUSETTS 01890

Meeting Minutes

Date: May 17, 2021

Virtual meeting via Zoom

Members Present: Jack LeMenager, Chair
Bruce Hickey, Vice Chair
Jon Carlisle
John Clemson
Janet Boswell
Emily Dowling
Michelle McCarthy

Also Present: Renie Pavilon Rachael Edmonston
Alexie Westerfield Richard Beliveau
Tara Doubman Jamie Hintlian
Benjamin Sacks Carolyn Hintlian
Dan Beliveau

A quorum being in attendance, the meeting was called to order at 7:35 pm.

18 Fernway – Site Plan Reviews (2)

Veronica Heath of 18 Fernway is seeking a Site Plan Review under Section 9.5.1(4) of the Winchester Zoning By-Law so as to be permitted to construct an addition to an existing single-family dwelling and a detached garage where the total floor area of the single-family dwelling and garage will be greater than 6,000 square feet. The petitioner is also seeking Site Plan Review under Section 9.5.1(7) of the Winchester Zoning By-Law so as to change the slope over 6% of the existing grade of an area more than 500 square feet.

Chair Jack LeMenager stated that he did not have any objections to the plans as presented. He noted that the house was not a historic property and was barely visible from the public view. Commissioner Janet Boswell speculated whether the property may have flooding issues but acknowledged that drainage was not a concern of the Historical Commission. The Historical Commission had no further comments.

MOTION: In accordance with Zoning Bylaw Section 9.5.7, the Historical Commission finds that the plans as submitted have no adverse effect on a historical or cultural resource.

VOTED: 6 in favor, 0 opposed (1 Absent)

19 Wedgemere Avenue – Site Plan Review

Richard and Amy Beliveau of 19 Wedgemere Avenue are seeking a Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law so as to be permitted 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.

Chair LeMenager stated that several of the abutters to the property at 19 Wedgemere Avenue were opposed to the original plans for the proposed garage. On May 13, a revised version of the plans was created that were favorably received by members of the Historical Commission.

Richard Beliveau, the owner of 19 Wedgemere Avenue, acknowledged that he and his wife, Amy, had not considered the abutters' input when working with the architect to create the original plans for the garage. Immediately upon learning of the objections to the plans, the applicants contacted the abutters and worked with their architect to develop a revised design that would meet the expectations of their neighbors. Chair LeMenager noted his appreciation for Mr. and Mrs. Beliveau's thoughtfulness and effort.

Commissioner Michelle McCarthy also expressed her support for the new plans and asked what the width of the garage was. She also inquired as to whether or not the Beliveau's were considering adding windows to the garage. Mr. Beliveau stated that the width of the garage was twenty-four feet and the height was approximately sixteen feet. Mr. Beliveau said that he would like to put windows on the left side of the garage. In response to Commissioner McCarthy's question, he noted that the right side of the house would retain the porte-cochere, with added hedges, for an outside sitting area.

Commissioner John Clemson noted that the Wedgemere district was on the National Register of Historic Places. He also agreed with Commissioner McCarthy's suggestion to add windows to the garage. Chair LeMenager approved of the decision to place the garage at the back of the lot.

Jamie Hintlian, a neighbor, expressed his support for the plans, though he believed the length of the garage, at thirty-one feet, was slightly too long. He also noted his appreciation of the efforts that Mr. and Mrs. Beliveau took to create plans that were suitable to the neighborhood. Tara Doubman, the rear abutter to 19 Wedgemere Avenue, noted her approval of the plans and stated that she would be willing to work with Mr. Beliveau if he wished to add windows to the rear of the garage.

MOTION: In accordance with Zoning Bylaw Section 9.5.7, the Historical Commission finds that the plans as submitted have no adverse effect on a historical or cultural resource.

VOTED: 7 in favor, 0 opposed

Other matters

Approve April 5, 2021 meeting minutes

MOTION: To approve the minutes of the April 5, 2021, Historical Commission Meeting.
The motion was made and seconded.

VOTED: 7 in favor, 0 opposed.

“Substantial demolition” definition

Due to a conflict with the fifth session of Spring Town Meeting, the discussion on substantial demolition will be postponed until the next Historical Commission Meeting.

Next Meeting

Chair LeMenager suggested that the next meeting be held on June 14. The other Commission members concurred.

The Commission voted to adjourn at 7:56 p.m. Next meeting: Monday, June 14, 2021, via Zoom.

Respectfully Submitted,
Rachael Edmonston, Recording Secretary



7/15/21

Jack LeMenager

Date