



TOWN OF WINCHESTER
Design Review Committee

Town Hall, Winchester, Massachusetts 01890

Ellen Spencer, Chair
Adrian LeBuffe, LEED
Juli Riemenschneider, RLA, ASLA
Eileen Casciari, RA
Tracy Vartenigian Burhans
Mary Grassi
Jamie Devol, AIA

MEETING MINUTES

WEDNESDAY, September 6, 2023, 7:35 PM - MYSTIC VALLEY ROOM, TOWN HALL

PRESENT: Spencer, LeBuffe, Riemenschneider, Casciari, Devol

1. Open Meeting. Vote to approve minutes of August 2, 2023

Vote: All in favor 5-0

2. 7 Wedgemere Avenue

PETITION NO. 4004 - That of RICHARD GRIFFIN and CARLA CUCINATTI concerning the property at 7 WEDGEMERE AVENUE, WINCHESTER, MA. The petitioners are seeking Site Plan Review under Section 9.5.1(5) of the Winchester Zoning By-Law so as to demolish an existing detached garage and construct a new detached garage where the total floor area of the house and the garage is greater than 5,000 square feet. The property is located in the RDB (Single Residence) zoning district and contains 15,970 +/- square feet.

Guest Presenter:

Att., Mark Vaughan
Dustin Nolin, Architect
Rick Griffin, Homeowner

The proposed garage via slides closely mimics the style of the house.

DRC Member's Questions/Presenter Response

- DRC asked if there is a plan indicating how much larger than 5,000 square feet it will be? Response: Slightly over 5,500 allowance for ZBA to waive site plan review (5642 square feet). Right at 5642 square feet. Currently single story, intend to add ½ story.
- DRC asked if 100 square feet can be shaved off that? Response: Width wise we want to accommodate vehicles and depth wise we're putting the 2nd floor stairs on the interior as opposed to the exterior.

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- Have any neighbors looked at the proposal? Yes, and one next door has a garage that is 1 ½ stories.
- Materials are the same as the rest of the house? Yes.
- How much taller will it be? 5 ½ feet taller than the existing bldg.

Ms. Devol moved for favorable action as the design and materials are in keeping in the style and detail of the original house and is an improvement over what was there.

Vote: All in favor 5-0

3. Sign Permits

Guest Presenter: Lauren Pasquarella, Barlo Signs

7 McKay Avenue 139 Swanton Street

Gentle Giant signage for 2 different bldgs. located next to one another - one for office space the other for trucks. Current sign on Swanton street is shorter at 30' and those proposed will be longer at 32'. Currently allowed up to 39'. Both will be the same size and made of aluminum.

- Members suggested centering the signage directly over the entry door to ensure visibility.
- Member suggested removal of phone number but Ms. Pasquarella indicated this is how they typically acquire business.

287 Cambridge Street

Updating Bank of America signage

- No objections noted.
- Members feel it is no bigger than the old sign, it looks better and it is more legible.

41 Highland Avenue

Emergency signage for Winchester Hospital

- DRC questions how the sign will be lit, lighting internally is prohibited by town's by-laws. Applicant should seek clarification from the Building Department.

4. New and Old Business

Permanent Street Tree Committee

The DRC supports the work of the Permanent Street Tree Committee and their proposed by-law revisions for the upcoming Fall town meeting. Ms. Riemenschneider will remain as DRC representative.

5. Adjourn

Ms. Spencer moved to adjourn at 8:23 PM

Next meeting: Meeting in person at Town Hall, October Date and Room TBD.

Respectfully submitted by DRC Recording Secretary, Cheryl Dennis