



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

Meeting Minutes

Date: Monday, September 11, 2023

Place: Virtual Meeting, via Zoom

Members Present: Jack LeMenager, Chair
Jon Carlisle
Michelle McCarthy
Emily Dowling

Members Absent: Bruce Hickey, Vice-Chair
Julie Broderick
Janet Boswell

Also Present: Taylor Herman, Town Planner
Att. Mark Vaughan
Dustin Nolin, Architect
Rick Griffin, Homeowner
Nicholas Rossettos

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

Board of Appeals Petitions

7 Wedgemere Avenue – Site Plan Review

Representing Mr. Griffin, Attorney Mark Vaughn presented the homeowners' intent to demolish the existing garage located in the back-left corner of the lot and replace it with a new 2-car garage. With 1½ stories, the footprint is slightly bigger triggering the site plan review. The new garage will complement the architectural style of the existing home. Mr. Vaughn said that Mr. Nolin put a lot of attention and time into the selection of the materials and features.

Ms. McCarthy questioned if the architect involved with the design of the house was involved with the previous house renovation project, to which Mr. Nolin responded yes.

Members questioned if any of the neighbors were made aware of the plans. Mr. Griffin responded he had spoken with neighbors on his left, right and those located directly behind him all of whom were in favor of their intentions.

Though hesitant about the height with the additional ½ story, members agreed it works well here, the design is well done and it complements the historical architecture of the house.

MOTION: Ms. McCarthy moved the project has no adverse impact on the historical resources.

2nd: Mr. Carlisle

VOTE: Unanimously Approved

Other Business

Homeowner/Real Estate Agent Guidance Document

Chair. LeMenager informed the Commission of his intent to postpone discussion on this topic until additional Commission members are in attendance. In the meantime, he said that both he and Mr. Rossettos are looking for ideas relative to illustrations and photos.

Impact of the Planning Board MBTA Zoning on Historic Town Center

Mr. Rossettos reviewed a colored coded zoning compliance district map drawn up by consultant Goldson, paid for by the state. The map contained districts 1, 2, 3, and 4 of the preliminary breakdown. Referencing the Church Street entrance to the center, he noted there are a lot of wood framed historic buildings he and fellow Planning Board member Keri Layton will ask the Board to remove. They've also proposed to reduce the total number of units to 1,220 as opposed to the original number closer to 1500. While further discussion and input from Historical Commission members is necessary, Mr. Rossettos wanted to familiarize Commission members with the map noting that a lot of the business district is subject to the zoning guidelines of 3A.

After some discussion, Chair. LeMenager voiced his intention to confer with Chair Diab Jerius of the Planning Board to formally request a joint meeting of the Board and the Commission as soon as possible to address this in detail.

Approval of Meeting Minutes: August 14, 2023

MOTION: Mr. Carlisle moved to approve the meeting minutes of August 14, 2023 as amended

2nd: Ms. McCarthy

VOTE: Unanimously Approved

MOTION: Ms. McCarthy moved to adjourn at 8:01PM

2nd: Mr. Carlisle

VOTE: Unanimously Approved

Next Meeting: Oct. 2, 2023

Respectfully submitted:

Cheryl Dennis,
Recording Secretary



Jack LeMenager,
Chair

10/3/23
Date