



Town of Brookline

Massachusetts

Planning Board

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Linda K. Hamlin, Chairman
Steven A. Heikin, Clerk
Robert Cook
Blair Hines
Sergio Modigliani
Matthew Oudens
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MEETING MINUTES

Town Hall, Room 111

January 6, 2016 – 8:15 a.m.

Board Present: Linda Hamlin, Robert Cook, Blair Hines and Mark Zarrillo

Staff Present: Andy Martineau

Linda Hamlin called the meeting to order.

SIGN & FAÇADE REVIEW

364 Harvard Street – Reface existing free-standing sign for Sahara Dental Center. Pct. 9

Andy Martineau described the proposal to reface an existing free standing sign noting that the phone number is not allowed to be on the sign per the zoning by-law.

The Board stated that they have no concerns about this proposal.

Linda Hamlin motioned to approve.

Bob Cook seconded the motion.

After discussion, the Board (4-0) unanimously.

VOTED: the Planning Board approves the plans by New CC Sign Inc, submitted 12/21/15, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans without the phone number, subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
2. Any future window signage, including hours of operation and contact information, are subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

313A Harvard Street – Install panel sign and gooseneck lighting for GNC (formerly Symphony Cleaners). Pct. 8

Andy Martineau described the proposal to replace an internally illuminated cabinet sign with a non-illuminated metal panel sign with gooseneck lighting above.

Andy explained that the applicant has revised their proposal responding to the Board's concerns about replacing a cabinet sign that was not appropriate for the building or area.

The Board thanked the applicant for revising their proposal and incorporating their suggestions.

Linda Hamlin motioned to approve.

Bob Cook seconded the motion.

After discussion, the Board (4-0) unanimously.

VOTED: the Planning Board approves the plans by I.D. Sign Group last submitted on 12/21/15, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans, subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
2. The gooseneck lamps shall be installed using a rheostat switch so that they may be dimmed during off hours.
3. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

1003 Beacon Street – Install new awnings and paint storefronts for Tatte Bakery expansion (formerly Beacon Soap Opera). Pct. 1

Andy Martineau described the proposal to install new awnings, gooseneck lighting, a new door and to paint the new storefront. Andy stated that the applicant is in the process of expanding into the neighboring storefront and is proposing to have both storefronts match.

Bob Cook asked if the new door would also be painted white.

Tatte Bakery Owner, Tzurit Or, stated that the new door and storefronts will both be painted an eggshell white.

The Board stated that eggshell or off-white is preferable to pure white.

Linda Hamlin motioned to approve.
Mark Zarrillo seconded the motion.

After discussion, the Board (4-0) unanimously.

VOTED: the Planning Board approves the plans by Honan Sign Co, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans, subject to the review and approval of the Assistant Director for Regulatory Planning.
2. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
3. Any damage to the façade from the removal of previous sign shall be patched and repaired as needed.

54 Harvard Street – Modify windows for Vanguard Realty. Pct. 6

Andy Martineau described the proposal to extend the length of two of the storefront windows.

Business and building owner, Matt Bless, stated that he would like to modify the windows to give the building a more commercial appearance and to better engage passersby.

Blair Hines asked if the windows would remain the same width.

Matt Bless stated yes.

Bob Cook stated that this proposal appears to be a lot of effort for minimal gain.

Bob Cook asked where the base of the window meets the floor.

Matt Bless stated that the current window base is approximately waist high. If the changes were approved, the base would drop by 11", but the window plate and skirt would remain.

Linda Hamlin stated that she does not support the proposal as the changes detract from the character of the building and because the changes would squeeze the signage for the basement tenant.

Matt Bless stated that he understands the concern about preserving the neighborhood character and feels that the proposed changes are relatively minimal.

Blair Hines stated that he agrees that the changes are relatively modest.

Mark Zarrillo stated that the submitted plans should not have included property listings in the windows and that if the Board approved the proposed changes, that the property listings would negate any potential gains.

Bob Cook stated that he is sensitive to the applicant's rationale, but that he generally agrees that the proposed changes are not appropriate.

Linda Hamlin motioned not to approve.

Bob Cook seconded the motion.

After discussion, the Board (3-1)

VOTED: the Planning Board does not approve the plans by Matt Bless, submitted on 1/6/16.

1234 Boylston Street – Install new internally illuminated signs for Sleepy's and Bank of America. Pct. 15

Andy Martineau described the proposal to install a number of façade signs for Sleepy's and Bank of America and stated that the applicant has already received a variance for signs with a height in excess of 25'.

The Board stated that the height of the letters for the Sleepy's sign appear to be a bit too large.

Mark Zarrillo asked how tall the letters are on some of the neighboring buildings.

Bob Cook stated that he would like to see what slightly smaller letters would look like.

Linda Hamlin asked about the depth of the letters and the materials.

Project Attorney, Bailey Gaffney, stated that her client has already negotiated the location and dimensions of the Sleepy's signs, including the directional sign on the western elevation.

Linda Hamlin stated that the size of the Bank of America logo on the Boylston St. façade should be reduced in size to match the letters.

Andy Martineau stated that the applicant is allowed to have signs at the rear of the building because the applicant has indicated that is the location of the primary entrances to the businesses.

Mark Zarrillo stated that the signs on the rear of the building should be the same size.

Linda Hamlin stated that the signs might look better if located above the actual entrance to the business.

Project Attorney, Bailey Gaffney stated that the building's elevations are not conducive to having the signs above each business entrance and that in the case of Sleepy's they did not want to have the sign above the entrance.

Bob Cook suggested moving the height of the Sleepy's and place holder sign on the rear elevation down.

Bob Muscaro from the Growth Companies stated that they continue to try and be sympathetic to the fact that there are residences behind the building and that they will look into lowering the height of both signs.

Andy Martineau stated that the applicant is looking for general feedback on the placeholder signs as well as the Bank of America sign on the eastern elevation, which would require a variance from the ZBA.

Mark Zarrillo stated that if the sign will help the business work in this location, that the relief should be granted.

The Board reviewed and generally had no opposition to the location of the proposed window signs for Bank of America.

The Board asked the applicant to return with revised plans showing the depth of the channel letters, smaller heights for the Sleepy's sign along Boylston Street, uniform heights for the signs on the rear of the building, a site plan and with more information regarding how the height of the proposed letters compares with the surrounding buildings.

CASE CONTINUED

392 – 396 Harvard Street – Renovate, repair and alter façade for Catering by Andrew. Pct. 9

Andy Martineau described the proposal to repair the building façade, install new awnings and window systems. Andy stated that the applicant appeared before the Board last year with a different contractor who was not able to replicate some of the building architectural details. The applicant now has a new contractor that will replicate the architectural details.

Linda Hamlin asked if the hounds tooth detail shown on the drawing will be the same as the elevation.

Building owner, Andrew Weiner, stated that the detail will not be exactly the same, but will be very close. Andrew also stated that he has met with Preservation Staff who were supportive of the proposal so long as the aesthetic and character is preserved.

Linda Hamlin asked about the material being used for the kick plates.

Andrew Weiner stated that they are going to use marble across the building, including where there is currently wood paneling.

Andy Martineau asked the applicant what they are proposing to use for window treatments.

Andrew Weiner stated that they are looking into using decorative photo panels similar to what some other businesses have used, that allow some light to spill in, while providing the desired level of privacy. Andrew also stated that they would like to redesign the awnings and install gooseneck lighting above each window bay.

Andy Martineau stated that the awnings, window treatments and lighting will need to come back to the Board for review.

Linda Hamlin motioned to approve.
Bob Cook seconded the motion.

After discussion, the Board (4-0) unanimously.

VOTED: the Planning Board approves the plans by SDA, submitted 1/6/16, subject the following the conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final elevations subject to the review and approval of the Assistant Director or Regulatory Planning or designee.
2. Prior to the issuance of a building permit that applicant shall submit their solution for screening the windows to staff for approval.
3. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
4. The applicant shall return to the Board for review of the awnings, gooseneck lighting and window treatments.

The meeting minutes from December 16, 2015 approved as amended.

MEETING ADJOURNED.

Materials Reviewed During Meeting:

Staff Reports, Plans, Designs, Material Samples and Mockups