

**Brookline Neighborhood Conservation District Commission**  
**MINUTES OF THE January 25, 2016 MEETING**  
**School Committee Room (5<sup>th</sup> Floor), Town Hall, 333 Washington Street**

**Commissioners Present:**

**Mark Allen**  
**James Batchelor**  
**Stephen Chiumenti**  
**Dennis DeWitt**  
**Dick Garver**  
**Deborah Goldberg**

**Commissioners Absent:**

**Paul Bell**  
**David King**

Staff: Marissa Barrett, Greer Hardwicke

Members of the Public: No attendees.

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Mr. Bell called the meeting to order at 7:05 pm.

1. **Approval of Minutes** – Mr. DeWitt moved approval of the **November** NCDC meeting minutes as amended. Mr. Garver seconded the motion. All voted in favor and the minutes were approved.
2. **Replacement of two Alternate Members** – The commission suggested they will reach out to Toxteth Street Captains to find alternate members.
3. **Status on Greater Toxteth Property Inventory** : Staff updated that it is in progress.
4. **Discussion on General Guidelines:** The commission is still waiting to hear back from John Buchheit, Associate Town Counsel, regarding the general guideline language. There was a discussion of feedback regarding the guidelines
5. **Greater Toxteth Guidelines:** Some proposed changes to the Toxteth Design Review Standards were discussed. Mr. Dewitt commented that the current version has been reviewed by Mr. Allen. They have received feedback from Mr. Bohrs and Ms. Turner, residents of Greater Toxteth NCDC Neighborhood. Discussion regarding a concern over the guidelines protecting the neighborhood from erosion of home values. The Commission agreed to postpone further discussion until Mr. Bell is present.

Ms. Goldberg noted that they have had this conversation for a long time. She further pointed out that a NCDC is different but similar to a LHD. The way the review process goes is different. Although the neighborhood may have not thought thru every item they have discussed what they do not want.

Dr. Hardwicke mentioned that it was discussed by the commission at a previously meeting to create a handout, to distribute

Mr. Dewitt commented that 99% of the time projects come up for review will be by a developer.

Mr. Garver suggested someone write language that puts these as items that reflect experience of practice and Mr. Allen stated that he will try to form the document with these items in a readable handout.

**6. New Business/Updates:**

**Hancock Village:** The staff, acting for the PC and NCDC appealed, to the National Park Service, MHC's decision not to review the nomination for Hancock Village. The National Park Service has 45 days to review the Town's appeal.

A new 40B will be submitted to the town for Hancock Village and will be called Puddingstone at Chestnut Hill. The 30 day review has not started yet. The proposal will include a 6 story building and 3-4 building at about 2 1/2 stories.

**Dr. Hardwicke Retirement:** The Commission wished Dr. Hardwicke well and thanked her for her 33 years of hard work. Mr. Garver would like Commission to write a letter to the Director of Planning and the Town Manager regarding some overlap between Dr. Hardwicke and the new Preservation Planner. The new Preservation Planner will be Ms. Meghan Hanrahan Richard and she will be starting Feb 1<sup>st</sup>. Mr. Garver made the motion regarding the letter and Mr. Chiumenti seconded and the vote passed 6-0.

Mr. Garver motioned to adjourn the meeting at 8:20 and Mr. DeWitt seconded.

Prepared by: Ashley Clark

Respectfully submitted,

Marissa C Barrett