



PLANNING BOARD

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

Town of Brookline Massachusetts

DRAFT

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**BROOKLINE PLANNING BOARD MEETING MINUTES
Room 111, First Floor, Brookline Town Hall
February 4, 2016 – 7:30 p.m.**

Board Present: Linda Hamlin, Robert Cook, Blair Hines, Sergio Modigliani, Matthew Oudens, and Mark Zarrillo

Staff Present: Maria Morelli

Chair Linda Hamlin called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

683 Boylston Street – construct a two story addition requiring rear yard setback relief (2/11) Pct. 14

Maria Morelli described the relief requested.

The applicant described the proposal. Linda Hamlin stated that it would be helpful to distinguish the proposed addition from the existing structure more clearly on the plans.

Sergio Modigliani asked about the exterior materials. The applicant responded that the siding would be clapboards; the existing material is brick. No public comment.

Linda Hamlin motioned to recommend approval.

Mark Zarrillo seconded the motion.

Voted (6-0): the Planning Board recommends approval of floor plans and elevations submitted by John Hagan, dated 7/1/2015, and the site plan submitted by George C. Collins, dated 7/1/2015, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and elevations that clearly indicate existing and proposed floor area, subject to review and approval by the Assistant Director for Regulatory Planning.

2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

68 Amory Street - construct a single-car garage in the side yard requiring side and rear yard setback (2/18) Pct. 1

Maria Morelli described the relief requested. The applicant described the proposal.

Linda Hamlin asked about boxes shown at the corners of the foundations. It was not clear if they were spot elevations or architectural elements. The applicant responded that they were spot elevations.

Sergio Modigliani asked how the garage door would open. The applicant responded that the doors would be paired swinging doors that are not automated. Mr. Modigliani asked the French doors on a separate façade. The applicant responded that would be used to access lawn equipment storage.

No public comment.

Linda Hamlin motioned to recommend approval.

Robert Cook seconded the motion.

Voted 6-0): the Planning Board recommends approval of the submitted by VTP Associates, dated 12/11/2015, and the plans and elevations by Kunz Associates, dated 11/19/2015, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations subject to the review and approval of the Preservation Commission staff and the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plan indicating all counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

30 Lyman Road - construct a single family dwelling requiring front and rear yard setback relief (2/18) Pct. 14

Maria Morelli described the relief requested.

Attorney Robert Allen commented on the required 60 foot front yard setback in this case. The standard required front yard setback is 30 feet; however, the average front yard setback for properties to the left and right is about 60 feet, and therefore the project must be consistent with the average setback per zoning. The proposed front yard setback is 32 feet.

Architect Joanne Powell and the landscape architect described the site configuration and the decision to set back the building 32 feet instead of 60 feet. The property has two rear yards, which need to meet the 50 feet setback requirement. The setback for one of the two rear yards is 45 feet. Therefore, the architect tried to achieve a balance between yard requirements for the front and rear.

Abutters at 50 Lyman Road and 30 Lyman Road submitted emails expressing support for the project.

Linda Hamlin described the project has handsome. Sergio Modigliani felt the site configuration best exposed the dwelling to the sun.

Linda Hamlin motioned to recommend approval.

Robert Cook seconded the motion.

Voted (6-0): the Planning Board recommends approval of the site plan by professional land surveyor Bruce Bradford dated 9/30/2015 and revised 10/21/2015, and the architectural plans by registered architect Jan Gleysteen, dated 9/28/2015 and revised 1/20/2016, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final site plan, floor plans and elevations subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plan indicating all counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

21 Crowninshield Rd. – Review and vote on recommendation to Board of Appeals on design aspects of a Chapter 40B, Comprehensive Permit proposal to construct two groups of four attached townhouses in place of a single-family house to be demolished (2/23) Pct. 8

Maria Morelli summarized the status of the project and the purpose of the meeting.

The architect, Andrew Zalewski, and the landscape architect, Philip Pryor, presented the 3-D model of the site with abutters home included in the neighborhood context, along with extensive photographs and specifications of proposed plantings.

Sergio Modigliani asked if the stubhead at the end driveway was deep enough. Maria Morelli stated that it is 5 feet, the depth recommended by the Building Commissioner.

Mr. Modigliani asked how the front entrance of each unit meets the grade of the motor court. It would be raised one step.

Robert Cook asked for clarification on the drawings, because it appeared to show extensive paving: Is there any pavement over the root zone of the trees in the motor court? Mr. Pryor responded the root zone areas would be ground-cover plantings and, therefore, would be pervious surfaces.

Barbara Sherman recommended that the architect consider an accent color to complement the two colors used on the windows and siding, with which Mark Zarrillo agreed, because it would reflect the architectural treatment used in the historic district.

David Jack recommended that the column width of the portico be increased to improve proportions, which the architect agreed would work.

Matthew Oudens commented on the window pattern and suggested a higher ratio of glass to siding, especially on the front façade, be considered. Linda Hamlin pointed out that the windows on the front and side façades should be top aligned to reflect a more traditional architecture style. Elton Elperin cautioned that the site design already has lots of texture and richness; therefore, he recommended keeping the fenestration simple, especially on the Crowninshield façade, which is the end of the building.

Ms. Hamlin asked about the architectural materials. The roof would be asphalt in a color similar to weathered wood. The siding would be a pre-finished cement clapboard in a light, warm beige color. The fence would be solid wood in the same beige tone. The trim would simulate wood but would not be plastic. The windows would not be true divided but would have muntins attached to the outside of the glass to provide a three-dimensional profile.

Ms. Hamlin responded that the Board would need to see large samples, including a window sample, on site, which the Board generally agreed to recommend as a condition. Maria Morelli noted that the letter to the ZBA could be edited to recommend that the project return to the Planning Board to show revised plans.

Public comment

Janis Bellow, 25 Crowninshield Road, asked if the left side yard could be increased. She asked if the portico could have stairs, even if that would mean lowering the building.

Elton Elperin disagreed that the portico should have stairs. Having the portico at the same grade as the street makes the four-story structure more accessible.

Maria Morelli commented that for perspective the side yard at 16.5 feet at its narrowest complies with the provisions of the zoning bylaw (for structures other than single-family houses).

*Linda Hamlin motioned to recommend approval.
seconded the motion.*

Voted (6-0): the Planning Board recommends approval the letter to the Zoning Board of Appeals with the following changes to the letter noted:

- Delete references to further portico changes
- Add a design recommendation to revisit the window pattern, especially of the Crowninshield façade, to improve hierarchy, proportions, and alignments
- Recommend an additional to the ZBA:

Prior to the issuance of a Building Permit, the Applicant shall submit final floor plans and elevations for the buildings, indicating façade design and rooftop details subject to the review and approval of the Planning Board. Color, windows, and materials shall be approved on Site by the Planning Board within a reasonable timeframe.

January 21, 2016 Minutes

Voted (6-0): Minutes of the January 21, 2016 meeting were approved with corrections noted.

Meeting adjourned at 10:20 pm.

Materials Reviewed During Meeting: Staff Reports, Site Plans, and Elevations