



# *Town of Brookline*

## *Massachusetts*

### **Planning Board**

Town Hall, 3<sup>rd</sup> Floor  
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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 103**

**February 17, 2016 – 8:15 a.m.**

**Board Present:** Steven Heikin, Robert Cook, Sergio Modigliani, Matthew Oudens, and Mark Zarrillo

**Staff Present:** Andy Martineau

Steve Heikin called the meeting to order.

### **SIGN & FAÇADE REVIEW**

**395 Washington Street** – Install new façade sign for Deep Blue Barber Shop. Pct. 7

Andy Martineau described the proposal to install a new aluminum panel façade sign for Deep Blue Nail Salon. Andy stated that the business owner also owns the neighboring Deep Blue Hair Salon and that the proposed sign is very similar to the salon sign with the exception of the razor logo and barber shop subtext. Andy also stated that the applicant is proposing to keep a single existing gooseneck lamp above the sign.

The Board stated that they do not have any objections to the proposed sign.

Steve Heikin motioned to approve.  
Sergio Modigliani seconded the motion.

Matthew Oudens was not present for this case.

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

**VOTED: the Planning Board approves the plans by The Sign Center, dated 1/25/16, 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. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

**143 Cypress Street** – Install new façade sign for Viking Sports (formerly Orchid Dry Cleaners).  
Pct. 5

The applicant did not appear before the Board for this case. Andy Martineau asked if the Board would be willing to review the proposal given that it is fairly simple in scope.

The Board agreed to review the proposal and requested that staff review the dimensions of the sign band and already installed window signage with the applicant and to confirm that the dimensions of their proposed signage are appropriate and proportional to the building.

Sergio Modigliani stated that he would prefer that the applicant return to the Board.

The other Board members stated that they are comfortable with staff working with the applicant to clean up the plans and to approve them administratively.

Steve Heikin motioned to approve.  
Bob Cook seconded the motion.

**After discussion, the Board (4-1)**

**VOTED: the Planning Board approves the plans by Intelligent Upgrades, dated 1/27/16 subject to the following conditions:**

1. Prior to the issuance of a building permit, staff shall review the dimensions of the sign band and confirm that the proposed sign is appropriate and proportional to the building and that all window signage complies with the zoning by-law.
2. Prior to the issuance of a building permit, shall submit three copies of the final plans in full color, including the existing window graphics, subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
3. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

**1632 Beacon Street** – Install new façade sign, painted sign and gooseneck lights for Stoked Pizza (formerly Sunny Boy). Pct. 11

Andy Martineau described a proposal to remove an awning, paint the building façade, install a new wooden façade sign, gooseneck lighting and a painted directional sign for Stoked Pizza.

Sergio Modigliani stated that he generally approves of the applicant's proposal to remove the awning, but suggested that the Board consider the future implications of allowing the change, given that all of the stores in this block of businesses have uniform awnings.

Andy Martineau stated that the Board has recently allowed an applicant to deviate from uniform awnings.

Steve Heikin asked if there is any evidence that the archway currently obscured by awning had transom windows.

Stoked Pizza owner, Toirm Miller, stated that there is no evidence that there were transom windows.

Mark Zarrillo stated that he does not necessarily agree with removing the awning, but understands the desire to do so, given the challenging location. Mark stated that he does not favor the proposed gray paint scheme as that also may lead to other future tenants painting their storefronts a different color also.

The rest of the Board stated that they generally approve of the gray color scheme, but also want to preserve the uniform color scheme for the entire building.

Andy Martineau stated that the applicant submitted two proposed color schemes for that reason, one of which leaves the current buff color intact on the upper portion of the storefront.

The Board stated that they felt this second option is a good compromise between what the applicant is trying to accomplish in terms of visibility and creativity and the Board's desire to preserve some of the uniform aesthetic.

Toirm Miller stated that he has no objection to using that option.

The Board stated that they prefer the second option for the painted directional sign that includes the pizza slice as the tip of the directional arrow.

Torim Miller stated that he has no objection to using that option.

Sergio Modigliani stated that he believes the state building code requires that all buildings have an address on them.

Torim Miller stated that the corner of the building has 1632 on it.

Sergio asked if the state building code also requires individual storefronts to have an address.

Toirm Miller stated that he has no objections to including address numbers on the door.

Steve Heikin stated that the plans show window signage, including what looks like address numbers, but there are no dimensions.

Andy Martineau stated that he will work with the applicant to include the dimensions and address numbers in the final plans.

Steve Heikin motioned to approve.  
Bob Cook seconded the motion.

**After discussion, the Board (5-0) unanimously.**

**VOTED: the Planning Board approves the plans by SRP Signs, last submitted 2/4/16, subject to the following conditions:**

1. Prior to the issuance of a Building Permit, the applicant shall submit three copies of the final plans, including address numbers and all dimensions for the window signage shown on the plans, subject to the review and approval of the Assistant Director for Regulatory Planning or designee.
2. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

**118 York Terrace** – Final design review. Pct. 11

Andy Martineau stated that the Board has already reviewed and approved these plans, but asked the applicant to make some corrections to them so they accurately reflect the existing and proposed conditions.

The project architect gave a brief presentation of the proposed changes.

Sergio Modigliani stated that the spacing of the existing attic-level windows on the northwest elevation are not correct, as the existing conditions pictures show them spaced further from the chimney.

The project architect stated that they will make that correction in the final plans.

Steve Heikin motioned to approve.  
seconded the motion.

**After discussion, the Board (5-0) unanimously.**

**VOTED: the Planning Board approves the plans by Sousa Design, dated 1/12/16 subject to the following condition:**

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans showing the requested correction to the attic level windows on the northwest elevation subject to the review and approval of the Assistant Director of Regulatory Planning or designee

**1776 Beacon Street** – Final design review. Pct. 13

Andy Martineau stated that the Board has already reviewed and approved these plans, but asked the applicant to return with more detailed plans showing the staircase and window details.

The Project Architect stated that they are going to maintain the existing diamond pattern window style on the second floor, but that the other windows will be one over one style. The architect also stated that they are proposing to use aluminum clad frames instead of wood.

The Board stated that they recall approving the use of aluminum clad frames and asked staff to double check with Preservation to make sure this is acceptable.

The project architect stated that they are going to try and match the color of the brick used for the retaining wall with the color of the building façade and that they are using blue stone for the treads and caps.

Steve Hekin motioned to approve.  
seconded the motion.

**After discussion, the Board (7-0) unanimously.**

**VOTED: the Planning Board approves the site plans by Warner & Cunningham dated, 1/27/16 (site plan), 1/19/16 (elevation plans), 1/27/16 (landscaping plans) subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan including the front staircase configuration, provided off-street parking, and the location

of all trash/recycling facilities, final floor plans including gross floor area calculations, a final front elevation including all window and door dimensions, and a final building section that specifically details the new basement level entryway, subject to the review and approval of the Assistant Director for Regulatory Planning.

2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan for the front-yard area along Beacon Street, subject to the review and approval of the Assistant Director for Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit plans for any window replacement that indicate window profiles, materials, and colors.
4. 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) final floor plans, sections and elevations stamped and signed by a registered architect or engineer; 2) a final site plan, stamped and signed by a registered engineer or land surveyor; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

The meeting minutes from January 27, 2016 were approved as amended.

The Board discussed a draft letter of support for the pending Complete Streets Policy. The Board agreed that the letter is in good form and should be signed by the Chair of the Planning Board.

**MEETING ADJOURNED.**

**Materials Reviewed During Meeting:**

Staff Reports, Plans, Designs, Material Samples and Mockups