



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

Selectmen's Hearing Room

March 30, 2016 – 8:15 a.m.

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

Staff Present: Andy Martineau

Linda Hamlin called the meeting to order.

SIGN & FAÇADE REVIEW

374 Boylston Street – Install painted directional sign for Chik Chak (formerly Southwest Northeast Gallery) Pct. 5

Andy Martineau described the proposal to install a painted directional sign on the west facing side of the building. Andy Stated that the applicant is leasing the space for use as a commissary for their food truck and that no walk-in food service will be available. The applicant is seeking to have a directional sign to help guide deliveries.

Steven Heikin asked if there are any plans to modify the front façade or to install new signage.

The applicant, Matthew Pultman, stated that he leases the back of the space and that a driving school would be moving into the front space soon and would likely want to have their own signage.

The Board stated that they favor the design, but would prefer to have a sign mounted to the building rather than a painted sign.

Matthew Pultman stated that having amounted instead of a painted sign would be acceptable.

Matthew asked the Board if they could pain a section of the brick above their side entry door to mimic the same multi-colored background as their sign.

The Board stated that would be acceptable since the proposed area has already been painted white and is unattractive.

The Board stated that the final plans should include an accurate representation of the dimensions of the proposed sign.

Linda Hamlin motioned to approve.
Steven Heikin seconded the motion.

VOTED: the Planning Board approves the plans by Tony Dalton, last submitted 3/16/16 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans showing a sign mounted to a backer, 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.
3. Any future façade signage is subject to the review and approval of the Planning Board.

School Department FY17 CIP Review

Deputy Town Administrator, Melissa Goff, gave a brief overview of the School Department's proposed to use the \$800K originally programmed for 9th K-8 school site feasibility studies for both a new high school and a 9th K-8 school next year.

Melissa stated that this proposal does not impact the FY17 CIP budget, but there will be impacts on the FY18 CIP budget.

Sergio Modigliani asked for clarification on source and allocation of the feasibility dollars.

Melissa Goff stated that the 800K is being split between the high school and K-8 school projects and that an additional 300K will be available, which includes 100K in project management support money.

The Board stated that the proposed timeline is aggressive and that it may not be feasible.

Melissa Goff stated that revising the SMMA study will help narrow down the high school options.

Sergio Modigliani stated that the town will also need to decide what kind of high school is needed/wanted from a programmatic perspective.

33 Leicester Street – Final garage design review approval. Pct. 14

Andy Martineau stated that the applicant appeared before the Board previously and was asked to come back with revised elevations for the proposed garaged.

Project Architect, Stephanie Horowitz, stated that the previous proposal was reflection of a misunderstanding about the allowed height for the proposed garage. The proposal has since been revised, including a hipped roof with windows and finishes that match the main house.

Linda Hamlin motioned to approve.
Steven Heikin seconded the motion.

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

VOTED: the Planning Board approves the plans by ZeroEnergy Design dated 2/18/2016.

1200 Beacon Street – Install new antennas and supporting equipment for T-Mobile. Pct. 1

Andy Martineau described the proposal to co-locate six new wireless antenna on the roof and side of the building.

T-Mobile Representative, Eric Kallia, stated that the proposal falls under the federal guidelines as an eligible facilities request.

Mark Zarrillo stated that he does not favor the proposed ballast mount for the roof top antennas and that the applicant should consider other options that do not impact the aesthetics of the roof. Mark also stated that the wires protruding down the side of the building should be better concealed via a conduit routed to the corner of the building instead of across the parapet to the roof line.

Eric Kallia stated that the existing antennas and wires were approved based on the feedback from the Board several years ago.

Linda Hamlin stated that the Planning Board is not prohibiting the installation of new antennas. Rather, the Board is concerned about the aesthetics of what is being proposed and that it will exacerbate the existing conditions, which are not acceptable.

Eric Kallia stated that he does not believe that T-Mobile has access to mount antennas exclusively on the parapet.

Linda Hamlin stated that they should confirm whether or not they have access.

The Board stated that they will approve the plans provided that following changes are made:

- The applicant move the antennas mounted on the west facing façade up so they are entirely within the white parapet and that the antennas be painted white to match.
- The applicant move the antennas mounted on the east facing façade down so they are entirely on the brick and they are painted to match.
- The wires for the façade mounted antennas should be hidden via conduit routed to the corner of the building that is painted to match.
- The applicant use a roof mounting instrument for the proposed antennas on the roof instead of a ballast mount.

The Board state they understand that some of these requests are contingent upon confirmation from the landlord that T-Mobile has access to the parapet and that a roof mount is feasible instead of a ballast mount.

Linda Hamlin motioned to approve.
Sergio Modigliani seconded the motion.

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

VOTED: the Planning Board approves the plans by Smartlink, dated 2/8/16, subject to the following conditions:

1. The color of all T Mobile antennas and equipment shall be painted to match the surface to which they are mounted.
2. Prior to issuance of a building permit, final plans and elevations of the wireless facility and all supporting and concealing structures reflecting the requested changes shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.
3. All antennas and related equipment shall be removed if abandoned or not in operation for a time period of twelve months or longer.
4. Prior to issuance of a building permit, the applicant shall submit a removal bond of \$5,000 to the Town.
5. Prior to issuance of a building permit, the applicant shall submit a \$1,500 monitoring/inventorying fee to the Town.
6. Prior to the issuance of a certificate of occupancy, the Assistant Director of Regulatory Planning shall verify the antennas are painted to match the surfaces to which they are mounted.

824 Boylston Street – Install new ADA ramp requiring design review. Pct. 5

Andy Martineau described the proposal to install a new ADA ramp.

The Board stated that more detailed plans including a site plan are needed to properly review the application and that the project architect should be present at the next hearing.

CASE CONTINUED

1651 Beacon Street – Install new windows, doors and lighting for Golden Temple. Pct. 12

Andy Martineau stated that the applicant appeared before the Board previously and that the Board requested more detailed plans and minor revisions.

Project Architect, Kevin Schopher, presented paint and material samples. Kevin also state that they have revised the plans as requested, including, lowering the E room sign, removing a non-functional menu board and showing the ADA accessible double door. Kevin added that they found a structural solution that enables them to keep the transom level windows as clear true divided light instead of partially opaque.

Kevin Schopher stated that they are still working out the details of the E room sign and that they are considering a number of different sign type and lighting options.

The Board stated that the final plans for the sign should be submitted to staff for approval.

The Board asked several questions about the nanoballs and cable system for the seasonal deck.

Kevin Schopher state that the deck and cables will be removed during the off season.

Linda Hamlin stated that the final plans for the proposed deck should include the dimensions and the property line.

Matthew Oudens stated that the ADA entrance does not seem obvious and could present a problem for handicapped patrons.

Kevin Shopher stated that the ADA entrance will have a push button opener and that, given its proximity to the main restaurant entrance, it should not be an issue for handicapped customers to find the entrance to the restaurant.

Sergio Modigliani asked what materials will be used for the deck.

Kevin Schopher stated that the decking will likely be a wood-colored Trex material and the cable and railings will be stainless steel.

Linda Hamlin motioned to approve.
Sergio Modigliani seconded the motion.

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

VOTED: the Planning Board approves the plans by Schopfer Associates, LLC, dated 2/16/16, subject to the following conditions:

1. Prior to the issuance of a Building Permit, the applicant shall submit three copies of the final plans showing a new or modified decorative element above the single doorway, 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.

MEETING ADJOURNED.

Materials Reviewed During Meeting:

Staff Reports, Plans, Designs, Material Samples and Mockups