



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

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

**BROOKLINE PLANNING BOARD MEETING MINUTES
Room 111, First Floor, Brookline Town Hall
March 31, 2016 – 7:30 p.m.**

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

Staff Present: Polly Selkoe, Maria Morelli, Jay Rosa, and Lara Curtis Hayes

Chair Linda Hamlin called the meeting to order at 7:35 pm.

BOARD OF APPEALS CASES

1018 Beacon Street – Construct a roof deck requiring design review, FAR, and height relief (4/14)
Pct 1

Maria Morelli described the relief requested. She noted updates to the Planning Board report; namely, the proposal includes a hatch not a headhouse. The proposal does not contribute to additional FAR or to a change in the overall height. Therefore, Section 5.20 (FAR) should not be cited. Height is cited because use of the proposed roof deck extends the existing non-conforming height. The Board did question why the extension of this type of non-conformity requires a variance.

Steven Heikin asked about the use of each unit. All units are offices. The roof deck would be accessed by the fourth floor tenant only, who is the building owner. The applicant also owns the three abutting properties at the rear and recently renovated those three carriage houses.

The Board asked how the height of the building was calculated, because the property slopes toward the rear. The Board recommended that the architect confirm the appropriate methodology for calculating height and indicate that on the elevations.

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

Voted (7-0): the Planning Board recommends approval of the site plan by Stephen Desroche, professional land surveyor, dated 10/2/15 and plans by architect Timothy Burke, dated 6/26/15, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final roof plan and elevations with height specified, 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 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 roof plans and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

60 Hillside Road – install a parking court requiring front yard setback relief (4/14) Pct. 14

Maria Morelli described the relief requested.

The Board in general is not supportive of front yard parking. In addition, the Board felt that a lot of this size should be able to accommodate a parking area without needing relief. In addition, the plans need dimension labels, especially for the width of the garage, and contour labels, including the spot elevations for the top of the retaining wall. A site section showing the changes in grade would be helpful.

The Board recommended that the applicant continue the case to reduce the size of the motor court, possibly resulting in an as-of-right proposal. It felt the motor court area could be brought closer to the house and the width of the court reduced by about 4 feet. The applicant agreed to continue the case.

40 Thorndike Street – Convert from a single to a two-family requiring front and side yard setback, FAR, usable open space and parking design relief (4/7) Pct. 9

Maria Morelli described the relief requested.

Linda Hamlin wanted to see the initial plans to understand how the revised plans were changed. Steven Heikin commented on the poor quality of the photocopying.

Blair Hines recommended pulling the three tandem parking spaces away from the rear property line to increase usable open space. Mr. Hines felt the landscaping plan itself could be more effective.

The neighbors complimented the project team for their willingness to work with the neighbors; they were generally pleased with the changes. The abutter at 32 Thorndike recommended that a color other than beige be used for the siding to distinguish it from the numerous other renovations on the block that use beige.

Sergio Modigliani asked what materials would be used. The architect responded that the siding would very likely be HardiePlank. Matthew Oudens thought the rake trim was too heavy.

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

Voted (7-0): the Planning Board recommends approval of the site plan by professional land surveyor Kenneth Anderson dated 10/1/2015, and the architectural plans by registered architect Derek Rubinoff, revised 3/11/2016, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final corrected site plan with open space calculations certified by registered land surveyor and final 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 with advice from the Planning Board.
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.

355 Buckminster Road – Construct a mudroom addition and breezeway to connect the two car garage with the single family dwelling requiring side and rear yard setback relief (4/14) Pct 14

Maria Morelli described the relief requested.

The Board was skeptical that a retractable breezeway would work. Robert Cook asked if a permanent breezeway had been considered. The architect responded that the applicant prefers the aesthetics of a permanent breezeway but wanted to offer an option that would be less impactful.

Sergio Modigliani stated a permanent breezeway would increase the FAR but would still remain under the 130% threshold for permitted exceptions to maximum allowed FAR.

The Board recommended that the case be continued so that a permanent breezeway could be designed. The applicant agreed to continue the case.

21 Kent Street – Convert a three to a four-family requiring design review, front and yard setback, usable open space, and parking (4/21) Pct 4

Maria Morelli described the relief requested. She pointed out that the plans offer two options: (a) seven parking spaces in the rear, one existing space in the front yard, and a deck; (b) five spaces in the rear, one existing space in the front yard, and no deck.

Attorney Jacob Walters clarified that the applicants preferred Option A (eight total parking spaces and a deck). He described the purpose of the project: The foundation requires extensive work and the

owners of the condo units decided to convert the basement to a condo unit to offset the expensive repair work.

Sergio Modigliani questioned how seven parking spaces could be accommodated in the rear. He also pointed out that front yard parking is not permitted. It was noted that the front yard parking space is existing.

Steven Heikin asked if the basement unit would have adequate ventilation and light (the living and dining rooms would have no windows). The architect responded that the rear of the house is above grade; light from the rear window would fill the unit. The goal is to work with a structural engineer to provide an open-space plan with few columns or posts. The ceiling height is about 8 feet.

Public Comment:

The left side abutter at 17 Kent is supportive of the project, which would retain one of the few residential structures on this street.

Board discussion resumed.

Blair Hines recommended that the front yard parking be removed. Matthew Oudens also did not like the front yard parking. One of the condo owners replied that her unit is the smallest unit and that parking space, which is deeded to her unit, adds to its value. Linda Hamlin felt her explanation was persuasive.

Sergio Modigliani asked who owns the private way. The attorney responded that he did not do a title search. Mr. Modigliani stated that he was supportive of the proposal and did not object to parking on Kent Street. He recommended that a pedestrian walkway to the gate be accommodated; however, he did not think that seven parking spaces in the rear could be accommodated, especially with snow storage. He proposed six parking spaces in the rear, and retaining the seventh parking space in the front yard.

Linda Hamlin was also supportive of the project. The parking area in the rear abuts an alley and therefore would not have an adverse impact on abutters. Robert Cook agreed.

Mark Zarrillo felt it was appropriate to maintain the front yard parking. In addition, he had no objection to eight parking spaces. He felt the proposal would help sustain the structure as residential and was supportive overall.

The Board generally agreed to support the project including the deck but with six parking spaces in the rear and retaining the front yard parking space. Blair Hines did not agree.

Linda Hamlin motioned to recommend approval.

Robert Cook seconded the motion.

Voted (6-1): the Planning Board recommends approval of the plan submitted by the site plan by Robert Babcock, dated 12/16/15, floor plans and plans by Douglas Stefanov, dated 1/29/2016, subject to the following conditions:

1. Prior to the issuance of a building permit, the Applicant shall submit a final site plan including all parking spaces and stall dimensions, floor plans, and elevations, 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 including all counterbalancing amenities and fencing, subject to review and Approval by the Assistant Director for 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 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.

791 Hammond Street (Beaver Country Day School) – Construct a 22,000 s.f. addition on the north side of the building requiring design review and parking relief (4/21) Pct. 15

Maria Morelli described the relief requested.

Attorney Robert Allen introduced the project, stating that the proposal would address ADA needs; it is not an attempt to increase enrollment. He stated that the school is voluntarily submitting plans for design review and not invoking the Dover Amendment. A community meeting was held but was not well attended. Architect Katy Faulkner presented the plans. This area of the campus abuts a cemetery. A portion of the addition will be viewed from Hammond Street.

Sergio Modigliani asked why height was not cited. The response was that the proposed height is 29.7 feet, below the 35 foot maximum limit and is therefore compliant.

Mr. Modigliani stated that the design was very thoughtful, but he felt that the courtyard would be in shadow; therefore, the plantings shown in the renderings would not thrive. The architect responded that plantings suitable for shade were being planned.

Mr. Modigliani asked about the all-glass façade facing north. The architect responded that this area would be used as an art studio and therefore would benefit from the northern light. A tinted coating would be used to compensate for that exposure.

Public Comment:

The resident at 300 Woodland Road commented on the overflow parking and speeding on Woodland Road, due to activity at the school. He felt that parking needs are underserved at the school.

Janice Kahn, Precinct 15 Town Meeting Member, complimented the quality of the design but reiterated concerns about speeding and overflow parking. The architect responded that there is no space on the site to add parking. Blair Hines, who lives in the area, is sensitive the residents' concerns, but noted that addressing them with Transportation Board would be most effective.

Linda Hamlin motioned to recommend approval.

Robert Cook seconded the motion.

Voted (7-0): the Planning Board recommends approval of the requested special permits for the plans entitled "Beaver Country Day School, R and D Center" prepared by NADAA, dated January 8, 2016, 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, 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, subject to review and approval by the Assistant Director for Regulatory Planning.
3. A construction management plan, including parking locations for construction vehicles, shall be submitted for review and approval of the Building Commissioner, with a copy to the Planning Department, before a building permit is issued.
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) 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; 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Minutes for March 10 and March 17, 2016, meetings were approved with changes noted.

Meeting adjourned at 10:00 pm.

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