



Town of Brookline Massachusetts

PLANNING BOARD

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

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BROOKLINE PLANNING BOARD MEETING MINUTES Selectmen's Conference Room, Sixth Floor, Brookline Town Hall April 14, 2016 – 7:30 p.m.

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

Staff Present: Polly Selkoe, Maria Morelli

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

BOARD OF APPEALS CASES

93 Wolcott Road – construct a 100 s.f. rear addition at second floor level requiring side yard setback relief and small addition (25 s.f.) at ground floor level (5/5) Pct. 16

Polly Selkoe described the required relief.

General contractor Robert Farrier and the architect described the proposal.

Linda Hamlin commented that the plans should show the elevation of the entire façade, not just that of the proposed addition. She recommended a condition that the updated elevations showing the addition in context with the existing façade be provided.

Sergio Modigliani recommended that the flat roof of the first-story portion of the addition be designed with a slight pitch. The applicant and the general contractor agreed.

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

Voted (5-0): the Planning Board recommends approval of the site plan submitted by Jay Jarosz, dated 2/15/16, and floor plans and elevations by Scott Simpson, dated 2/4/16, subject to the following conditions:

1. Prior to the the ZBA hearing and the issuance of a building permit, the applicant shall submit a final site plan, floor plans, and updated 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, 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.

90 Ivy Street – construct a retaining wall requiring side yard setback relief (4/28) Pct. 1

Mark Zarrillo asked staff why the findings included setback relief when the issue concerns excessive wall height. Polly Selkoe explained that the walls must not exceed 7 feet high within the side and rear setbacks. Mr. Zarrillo responded that this does not mean that walls have setback requirements. He stated that the Board should not grant relief for side and rear yard setbacks because these requirements are not applicable; only wall height is. The Board was supportive of the proposed wall height within the required setback.

Robert Cook asked if a new foundation would be installed. The architect responded that it would be necessary to do so.

Linda Hamlin motioned to recommend approval.

Robert Cook seconded the motion.

Voted (5-0): the Planning Board recommends approval of the plan by Elliott Paturzo, dated 1/13/15, and privacy wall elevations by Timothy Burke, dated 12/28/15, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, and privacy wall plans, 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, 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.

36 Vernon Street – legalize a second story deck on a two family dwelling requiring front yard setback relief (4/28) Pct. 7

Polly Selkoe described the case.

Sergio Modigliani asked if the structure was occupied. The applicant responded that it is not.

Linda Hamlin noted that the recommended conditions should change “building permit” to read “occupancy permit” three times.

According to a letter submitted from Harris Street abutter Steven Heikin, the applicant promised to install a wood fence with perpendicular lattice (not diagonal). (Mr. Heikin was not present that evening and would have recused himself if he were as he is an abutter.) The applicant stated that he would install the fencing that Mr. Heikin and other abutters preferred.

Linda Hamlin motioned to recommend approval.

Robert Cook seconded the motion.

Voted (5-0): the Planning Board recommends approval of the plan by Boston Survey, Inc., dated 9/17/2014, and final floor plans and elevations submitted by The Builders Architect, dated 1/13/15, subject to the following conditions:

1. Prior to the issuance of a certificate of occupancy, the applicant shall submit a final site plan and elevations, subject to review and approval by the Assistant Director for Regulatory Planning.
2. Prior to the issuance of an Occupancy Permit, the applicant shall submit a final landscaping and fencing plan showing a wood fence, subject to review and approval by the Assistant Director for Regulatory Planning.
3. Prior to the issuance of a certificate of occupancy, 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 elevations, stamped and signed by a registered architect, and evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

71 Francis Street – replace one car garage with a two car garage with roof deck and construct a bridge connecting the dwelling to the garage roof deck requiring front and side yard setback relief (5/5) Pct. 3

Polly Selkoe described the relief requested.

Architect Dan Heisel explained that the existing garage is dilapidated. The new garage is bigger to accommodate today's larger cars. The garage roof is the same height as the house which led to the idea of a roof deck which will count toward the usable open space requirement that is being met. There will be a sauna in the garage and a hot tub on the roof. Materials are cast in place concrete. Several support letters from abutters and neighbors were submitted.

Sergio Modigliani commented on Sheet A-1.1: It appeared that the room labeled storage should be labeled sauna, according to the architect's presentation. The architect agreed. The Board noted that the plans would need to be corrected.

The Board asked what materials would be used. The architect responded that cast-in place concrete would be used; ipe would be used for the deck. Guardrails would be required.

Sergio Modigliani asked if the structure would be visible from the nearby playground. The architect responded that the fence on the property line belongs to the park; there would be about six feet of space between the wall and the fence. There will be vegetative landscaping between the garage and playground and vines will be grown on the rear façade of the garage. A landscape plan needs to be submitted.

Letters of support were submitted; several neighbors were in attendance to state their support as well.

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

Voted (5-0): the Planning Board recommends approval of the site plan and elevations by DHA, Inc, dated 2/3/2015 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan and elevations, with materials indicated, 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 landscaping plan, subject to the review and approval of the Assistant Director of Regulatory Planning
3. Prior to 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 the decision has been recorded at the Registry of Deeds.

1248 Beacon Street (cont.) – construct an addition requiring design review, FAR, rear yard setback relief, usable open space and parking relief (4/28) Pct. 2

Polly Selkoe described the relief requested.

There was much discussion about the design of the new addition and whether it should replicate the materials and architectural elements of the existing building or be distinct and more contemporary. Board members felt that, since the addition did not come down to the ground but was “hanging” to allow a ground level parking space under the building, brick might look too heavy for the façade. However, Board members were not completely opposed to brick since the neighbors favored this material over the zinc. The Board did agree that the architectural elements from the existing building should not be carried over to the new portion.

Residents advocated a design concept that included treating the James Street façade as frontage rather than the building's rear and they treating the James Street façade with design quality commensurate with the surrounding streetscape included Susan Houston, 1258 Beacon Street;-Stuart Berman, 1258 Beacon Street, and Adele Fleet-Bacow, 17-19 James Street.

Robert Donnelly, 17 James Street, didn't want too much of a contrast between the addition and the James Street buildings.

Leila Abelow, 32 James Street, supported the contrasting modern concept of the addition.

The Board supported the addition with a condition that the final façade materials and details come back to the Planning Board for review and approval after the ZBA hears the case. Linda Hamlin encouraged the developer and neighbors to work together to finalize design.

Linda Hamlin motioned to recommend approval.

Robert Cook seconded the motion.

Voted (5-0): the Planning Board recommends approval of the plan by Sousa Design, dated 1/22/16, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final elevations, including façade materials and details, subject to the review and approval of the Planning Board.
2. Prior to the issuance of a building permit, the applicant shall submit a final site plan, including parking, landscaping and 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 a final construction management plan, including location of construction vehicle parking and name, and cell number of project manager, subject to the review and approval of the Building Commissioner, with a copy submitted to the Planning Department.
4. Prior to 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 and floor plans stamped and signed by a registered architect; and 3)

evidence the decision has been recorded at the Registry of Deeds.

355 Buckminster Road (cont.) – construct a mudroom addition attaching the two car garage to the single family dwelling requiring side and rear yard setback relief (4/14, continuance will be requested) Pct. 14

Maria Morelli described the relief. Because a complete set of plans was submitted after the draft report was distributed, she updated the findings tables to confirm the amount of FAR relief required. The project would involve both an interior conversion and exterior addition which would not exceed the 130% threshold in Section 5.22.

Linda Hamlin stated that she had no issues with the proposal. The Board generally agreed.

Linda Hamlin motioned to recommend approval.

Robert Cook seconded the motion.

Voted (5-0): the Planning Board recommends approval of the site plan by professional land surveyor Bruce Bradford of Everett M. Brooks Co. dated 4/8/2016 and the floor plans and elevations prepared by registered architect Frederick Soule of Combined Energy Systems, Inc. dated 4/8/2016, 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 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.

Meeting adjourned at 10:00 pm.

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