



**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

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**BROOKLINE PLANNING BOARD MEETING MINUTES  
Room 111, First Floor, Brookline Town Hall  
April 28, 2016 – 7:30 p.m.**

**Board Present:** Linda Hamlin, Robert Cook, Blair Hines, 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**

**60 Hillside Road** (cont.) – install a parking court requiring front yard setback relief (5/5) Pct. 14

Applicant said he doesn't want to reduce the size of the parking courtyard and will go to the Board of Appeals with a recommended denial from the Planning Board.

Blair Hines said the courtyard could easily be shifted back to have a greater front yard setback.

The Board did not change its opinion and did not support the application.

*Linda Hamlin motioned to deny the application as submitted.*

*Mark Zarrillo seconded the motion.*

**Voted (6-0): the Planning Board recommends denial of the site plan submitted by Bruce Bradford, dated 12/11/2015. Should the Board of Appeals find that the requirements for the grant of a special permit are met, the Planning Board recommends the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan including all counterbalancing amenities and features intended to minimize the visual impact of vehicle headlights on abutting properties, 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) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**14 Fairbanks Street** – construct driveway and install parking under existing structure (5/12) Pct. 10

Attorney Jeffrey Allen said the building would require 7 parking spaces and Town Meeting doesn't want to decrease parking requirements and doesn't allow on street overnight parking. The slope of the driveway is now under 10%.

Sergio Modigliani – need to see turning radii to see if getting into space #3 is possible.

Blair Hines – proposed parking plan doesn't work and not enough information has been provided.

Bob Cook – a section through the curb-cut and building would be helpful.

Linda Hamlin – it sets a bad precedent because other attached row houses will apply for the same thing. The project engineer should be present to answer questions and show photos of other installations.

Sergio Modigliani – not compelled to support every dwelling having off-street parking. Row houses don't lend themselves to garages. Also need to show us the viability of the parking.

Mark Zarrillo – more information needed on ramp to show that the building does not need to be altered to provide headroom for parking.

Matthew Oudens – unconvinced that 3 or 4 cars could park there and need more grade information.

**Public Comment**

Tom Campbell, 16 Fairbanks Street – is opposed due to the precedent and the appearance of the ramp and garage.

Jessie Gray, 15 Fairbanks Street – is opposed for safety reasons to pedestrians, against the change in character, negative impact to structure of his building. There is no problem renting off-street parking in the neighborhood.

**The applicant agreed to a continuance and to return to the Planning Board with the requested additional information about the grade and the feasibility of the spaces.**

**42 Brington Road and Brington Road, Lot 8** – construct a two and a half story single family dwelling on vacant lot requiring rear yard setback relief for both the new and existing structure (5/12) Pct. 6

[Matthew Oudens and Blair Hines recused themselves.]

Attorney Robert Allen expanded on what is being proposed and then the architect showed the site plans and elevations. The landscape architect reviewed the landscape plan.

Mark Zarrillo suggested the house be placed orthogonally to the street.

Sergio Modigliani agreed because any footprint will need setback relief. He then asked about the dormers at the top floor and the basement height. [Response: even if both were built out they would meet the maximum FAR.]

### **Public Comment**

Matthew Oudens, 26 Brington Road, is in opposition. (See letter in file.)

Janet Sanders, 64 Brington Road, is opposed. (See letter in file.)

John Dempsey, 43 Brington Road, is opposed. (See letter in file.)

Valerie Morheim, 21 Brington Road, stated proposed house is too big.

Byron Coffin, tenant at 29 Brington Road, is opposed and so is the owner.

Bob Cook – what are the lot sizes of nearby properties? [They are smaller.]

John Murphy, 19 Brington Road, supports the proposal.

David Jones, 53 Brington Road, states that the lot looks big enough for a dwelling.

Roy Campana, applicant, explained the rationale for the orientation. There will not be shadow impacts to 26 Brington Road.

Mrs. Campana, applicant, read a support letter from Mary Sullivan (in file).

### **Board Comment**

Bob Cook would support something smaller.

Mark Zarrillo believes this is a buildable lot and was created before zoning went into effect. The house should be made smaller and should fit the lot.

Sergio Modigliani raised the issue that the surveyed plan had errors. He doesn't support the proposal as submitted.

Linda Hamlin was concerned that non-conformities are being created on both lots. The applicant should show dimensions of usable open space for both lots. The orientation to the street should be revisited. The house doesn't need dormers in attic.

**The applicant agreed to continue the case and return to the Planning Board with revised plans.**

**145 Sargent Road** – construct a pool house, a first floor addition, another addition, an addition on the garage, two covered porches in the side and rear yards and a screened porch in the front yard, requiring use for an accessory building for domestic employee(s) and an accessory pool house greater than 150 s.f., FAR, rear yard setback relief (5/5) Pct. 5

Attorney Robert Allen explained that a previous applicant in 2014 was granted similar relief. The basement is 780 s.f. as determined by the architect. The pool house screens the pool and pool noise.

Architect Pete Lackey from Charles Myer Architecture Firm showed the plans. The landscape architect showed the landscaping.

### **Board Comment**

Attorney Neal Glick for the abutters at 165 Sargent Road is opposed and stated that many people are opposed. (See letters in file.) Much space in the house has erroneously not been counted toward the FAR. Drainage may impact Sargent Pond. No real landscaping plan has been submitted because species and sizes of trees are not stated.

Angela Hyatt, Town Meeting Member – why do floor plans show a pool changing area inside house if there is a pool house. Landscaping not Olmstedian.

Hugh Mattison, Town Meeting Member, is opposed.

Mr. Mason, 115 Sargent Road, is opposed.

John Clarkson, 106 Sargent Road, is opposed and the neighborhood has changed in character since 1978.

Rick Shaw, Sargent Road, is opposed.

Janina Galler, 56 Sargent Crossway, is opposed.

Harriet Koch, Sargent Road, is opposed.

Jeff Case, applicant, is disheartened by the reaction of neighborhood.

Michael Bronner, 53 Sargent Crossway, is opposed.

### **Board Comment**

Matthew Oudens stated that the pool changing area is in the main house, so a smaller accessory pool house could be built.

Sergio Modigliani agrees that the pool house shouldn't be in setback area. Landscaping shown is just a sketch.

Mark Zarrillo agrees a better landscaping plan is needed. Pool house is too big.

Linda Hamlin said a large lot shouldn't need special permits. Relief for the garage is troubling. It is imposing on the abutter. The pool house is too big.

Blair Hines asked what are FAR's of other houses in neighborhood.

Robert Cook said the pool house feels like a house.

**Attorney Robert Allen agreed to continue the case and return to the Planning Board with revised plans.**

**72 Davis Avenue** – demolish existing single family and construct two attached single family dwellings requiring relief for use, front, side and rear yard setback, and parking design (5/12) Pct. 6

Applicant and architect Charles Osborne described the plans.

Sergio Modigliani expressed support for the project. He had some comments about window head details. [Charles said he is still working on those details.]

Mark Zarrillo commented on difficulty of backing in to parking spaces.

Linda Hamlin suggested a pedestrian walkway by the two car parking area.

As a counterbalancing amenity, Charles will put in a pedestrian path alongside two parking spaces.

Several abutters spoke in favor of the latest plans, dated 4/26/2016.

***Linda Hamlin motioned to recommend approval.***

***Robert Cook seconded the motion.***

**Voted (6-0): the Planning Board recommends approval of the site plan and elevations by Charles Osbourne, dated 4/26/2016, 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 and fencing plan, 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 construction management plan, subject to the review and approval of the Building Commissioner, with a copy 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.

**APPLICATION FOR A DISTRIBUTED ANTENNA SYSTEM (DAS)**

ExteNet Systems, Inc. is proposing to upgrade and expand its 28 node DAS network on Town-owned property by installing 13 new DAS nodes, consisting of 7 replacement poles and 5 new utility poles, and 1 existing pole where equipment will be exchanged. New conduits, fiber optic cables and equipment will be installed on each pole.

Attorney Rick Sousa went over the changes to the plans. The Planning Board was in support.

*Linda Hamlin motioned to recommend approval to the Board of Selectmen.*

*Robert Cook seconded the motion.*

**VOTED:** 4-0 (2 *abstentions*) to recommend approval of ExteNet's DAS proposal to the board of Selectmen.

**APPROVAL NOT REQUIRED PLAN (ANR): 737 Newton Street** – subdivide into two lots

A motion was made and seconded to endorse the plan as an ANR plan.

The Planning Board

Voted: to endorse the plan as an ANR plan.

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