

**Date: October 31, 2016, 8:30 A.M.**

**Place: 25 Washington Street, Brookline, MA 02445**

**Commissioners Attending:** Antonia Bellalta, Dan Lyons, James Carroll

**Commissioners Absent:** John Bain, Nancy O'Connor, Jean Stameris and Clara Batchelor

**Staff:** Erin Gallentine, Parks and Open Space Director, Brittany Bonney

**Site Visit to 25 Washington Street and Discussion of Warrant Articles 7, 8, 9, 10, 11**

The Commission met at the corner of River Road and Washington Street, the location where the 8 ft. "pinch point" would be in the proposed Claremont hotel plan.

Hugh Mattison, Articles 8 and 11, explained this space would only be a couple of inches wider than it is now. He pointed out the addition of the cycle track (part of the separate Gateway East project) and said that during busy times such as now and at night, this area would be in disarray for pedestrians, cyclists and vehicular traffic. He disagrees with not having separation between the cycle track and the pedestrian sidewalk, which will be level to each other.

A. Martineau, Articles 7, 9 and 10, referenced the plans which he showed the Commission at the duly noticed Public Hearing on October 18, 2016. He pointed out where there would be a 2' curb or "buffer" (also to be used as a planting strip) between the cycle track and the road on Washington Street. There will also be a 2' shoulder on the roadway separating the first lane of traffic and the curb. He explained that the cycle track and sidewalk will be made of different materials, to create separation.

H. Mattison said the proposed planting in the 2' buffer is columnar trees, which is not an ideal street tree species. He would prefer to see a gradual increase of the planting strip allowing larger, fuller trees to be planted, creating a greener entrance into Brookline.

A. Bellalta mentioned the Minuteman Bikeway that runs through Cambridge and Lexington and asked how that shared space compares to this location. A. Martineau said he sees that path as more of a recreational amenity; this will be used more for commuting and traveling. The cycle track will be 5' wide (ideally would have been 6.5').

Arlene Mattison asked how street furniture fits into the zoning requirements at this location. A. Martineau said that the zoning requires street furniture, lighting and street trees; the final layout of these will require approval from the Director of Parks & Open Space and Transportation Administrator. He also explained that the ground level of the hotel will be amenity space to include a seasonal outdoor café with tables and chairs.

A. Martineau said that it is River Road that will have a 12' sidewalk; it is meant to feel like an extension of Riverway Park. A. Mattison would like to see clearer property lines regarding what is public and what is private. A. Bellalta explained that it is common to see different textures in materials used in order to distinguish public and private property.

A. Martineau stated that while standing on the corner of River Rd. /Washington St., the building would actually be about 15' back. He said to Antonia's point, the design has not yet been done. Surface pavement styles, curb, etc. has not been chosen. There is a member of the River Rd. Study Committee who wants to see a street level sidewalk with bollards.

E. Gallentine asked who is on the Design Advisory Team (DAT). A. Martineau said it has not yet been determined, will likely include a couple members from the Planning Board, a representative of the public has shown interest as well as a representative from the Emerald Necklace Conservancy. E. Gallentine suggested that perhaps one member from the Park & Recreation Commission should be included as they are a direct abutter.

H. Mattison asked whether the Commission was going to take a vote on the warrant articles. E. Gallentine said this discussion could be added to the November meeting agenda and the Commission could choose whether to take a vote or not. H. Mattison asked for support on Article 11, which he explained is asking the Board of Selectmen for their best efforts to increase the size of the planting strip along Washington Street even if that means gradually widening from 2-3' to fit with the odd shaped sidewalk.