

**Brookline Board of Appeals
November 3, 2016, 7:00 PM
Public Hearing
333 Washington Street
6th Floor Board of Selectman's Hearing**

Board Members Present – Mark Zuroff(Chair), Chris Hussey, Kate Poverman

Staff Present – Mike Yanovitch (Building Dept.) Ashley Clark (Planning Dept.)

200 Washington Street

Chair Zuroff opened the hearing and called forward 200 Washington Street.

Attorney Robert Allen presented the case for 200 Washington Street for Worthy Kitchen. Mr. Allen described Worthy Kitchen and the craft brews and burgers they serve. Mr. Allen stated they are seeking parking relief for the restaurant. Mr. Allen stated Worthy Kitchen is allowed a theoretical credit of six parking spaces. Mr. Allen stated that the 76 seats proposed for the restaurant require 15 parking spaces. Mr. Allen stated they are seeking a waiver of 9 parking spaces, with an allowed waiver of 10 spaces.

Mr. Zuroff inquired about to-go parking.

Mr. Allen stated there is a loading zone and metered parking available.

Mr. Allen stated they need to apply yearly for their common vic and liquor license, which allows for additional conditions if issues arise.

Mr. Zuroff asked for public comment in favor or in opposition of the proposal. There was no public comment submitted.

Mr. Zuroff called upon Ashley Clark from the Planning Department to deliver the comments of the Planning Board. Ms. Clark stated The Planning Board supports the new restaurant space at this location as it will replace a currently vacant storefront within Brookline Village and add vitality to the business district. The Board believes that there would be adequate on-street parking for this location and takes into consideration the opportunities to access this location by public transportation including the bus and the MBTA.

Therefore, the Planning Board recommends approval of the site plan and floor plans labelled “200 Washington Street Brookline” by TLH Consulting, dated 7/1/16, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final floor plan indicating the total number of seats proposed subject to the review and approval of the Assistant Director of Regulatory Planning.

2. The restaurant's management shall implement an employee T-pass program, where management subsidizes at least 50 percent of the cost of monthly subway and bus T-passes for all of the restaurant's employees.
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; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Mr. Zuroff called upon Mike Yanovitch from the Building Department.

Mr. Allen suggested a final site plan stamped and signed should be changed to a final floor plan stamped and signed by a registered architect. Mr. Zuroff stated that he had no problem with that.

Ms. Poverman, Mr. Hussey and Mr. Zuroff all voted in support of granting the relief.

Unanimous grant of relief, subject to the conditions as read into record and amended.

Mr. Zuroff moved to approve Mr. Zuroff as an authority to use the ZBA's authority to sign the acceptance of the application and sign for 111 Cypress. Unanimous vote to grant ZBA authority.

Mr. Zuroff then signed the letter.

Ms. Clark asked the Board to approve minutes from hearings on: 8.18, 8.25, 9.15, 9.29 and 10.20.

Mr. Zuroff reviewed a document that outlined who had reviewed minutes from the meetings under discussion and stated since at least one member of each board had reviewed them, he would vote to approve. Ms. Poverman and Mr. Hussey also voted to approve.

End of hearing.