



Town of Brookline

Massachusetts

Planning Board

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

BROOKLINE PLANNING BOARD MEETING MINUTES

Town Hall, Room 111

November 30, 2016 – 8:15 a.m.

Board Present: Linda Hamlin, Robert Cook and Mark Zarrillo

Staff Present: Andy Martineau

Linda Hamlin called the meeting to order.

Andy Martineau stated that the Board does not have a quorum, which was a last minute change. Andy stated that the Board members in attendance can still review the scheduled cases and make recommendations. Those recommendations can be ratified by a vote of the Board at their meeting tomorrow evening.

SIGN & FAÇADE REVIEW

1633 Beacon Street – Install new façade letters, awning, lighting and paint for Café Nero.

Andy Martineau described the proposal, noting that the applicant is proposing two options for signage. Andy stated that the staff recommended approving option one which consists of non-illuminated channel letters, gooseneck lamps and an awning.

Linda Hamlin stated that the final plans should include the depth of the channel letters and a spec sheet for the proposed lights.

Mark Zarrillo asked if the location of the new lamps is different from the existing.

Project Attorney, Bobby Allen, stated that the lamps will be slightly lower than the existing.

Andy Martineau stated that staff also recommended that the applicant paint the lower portion of their façade the same dark gray color as the sign band so the appearance of the storefront is consistent.

Bobby Allen stated that is the applicant's intent.

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Linda Hamlin motioned to approve.

Bob Cook seconded the motion.

After discussion, the Board (3-0) unanimously.

VOTED: approve the plans for non-illuminated channel letters, awning, gooseneck lamps, and gray paint by Café Nero last submitted 11/9/16 subject to the following conditions:

1. Prior to the issuance of a Building Permit, the applicant shall submit three copies of the final plan showing all letter dimensions, including the depth; that the lower portion of the building will be painted the same dark gray color as the sign band and a specification sheet for the lights, subject to the review and approval by the Assistant Director for Regulatory Planning or designee.
2. The awnings shall be maintained in good condition.
3. Any future window or door signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.

CASE CONTINUED TO THURSDAY, DECEMBER 1ST

200 Washington Street – New Windows, façade letters, awning, lamps and façade treatment for Worthy Kitchen.

Andy Martineau described the proposal, noting that the applicant is proposing a brick veneer treatment for their storefront only.

Linda Hamlin stated that adding some kind of detail to the lower portion of the façade beneath the windows would improve the proposal and would be more consistent with Brookline architecture. This could be achieved via some kind of paneling or pattern in the brick.

Project Attorney, Bobby Allen stated that they would look into different options.

Mark Zarrillo stated that he generally favors the proposal, but that the Board should understand what the proposed treatment is for the façade of the rest of the building including architectural details with respect to the parapet, brick color and dimensions.

Bobby Allen stated that they intend to match the brick color of the neighboring building at 202 Washington Street.

Linda Hamlin and Bob Cook agreed that more architectural details are needed before the Board can make a recommendation on the proposed façade treatments.

Bobby Allen stated that they will return to the Board with more detailed plans.

Linda Hamlin motioned to approve.

Bob Cook seconded the motion.

After discussion, the Board (3-0) unanimously.

VOTED: to approve the plans for the new façade sign ONLY, by Barlo Signs, dated 10/25/16, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final sign plans, showing all letter dimensions, including depth, subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
2. All future window and door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

CASE CONTINUED TO THURSDAY, DECEMBER 1ST

1210 Boylston Street – Install additional façade sign for Physician One Urgent Care.

Andy Martineau described the proposal, noting that the applicant is proposing two options for signage and that Staff recommends an alternative location.

Project Attorney, Bobby Allen stated that the applicant is seeking to improve their visibility to west-bound traffic and that they prefer option two over option one. Bobby also stated that staff's proposed location is not above the applicant's storefront, even though it appears on the outside that it is. The neighboring daycare actually occupies that space.

The Board asked several clarifying questions about the applicant's proposed sign location to confirm that the proposed location is actually above a entry to the applicant's business.

The Board stated that they prefer option two, which consists of channel letters mounted to a raceway above the overhang.

Linda Hamlin motioned to approve.

Bob Cook seconded the motion.

After discussion, the Board (3-0) voted unanimously to approve the plans for sign option two by SIGN DESIGN, dated 11/2/16, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans, subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
2. All illuminated signs shall be installed with a rheostat switch so that it may be dimmed during off hours.
3. Any future window or door signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.

CASE CONTINUED TO THURSDAY, DECEMBER 1ST

870 Commonwealth Ave – Install new window systems, stairway, entryway and modify ADA ramp.

Andy Martineau described the proposal.

Mark Zarrillo asked if other options, including a single ramp and landing for all of the storefronts, was considered.

Project Architect, Avi Shoss, stated that his team looked at a number of options and a single ramp and landing was their preferred choice, but the existing tenants preferred to have more separation from each other.

The Board stated that the new uniform window systems will improve the appearance of the building.

After discussion, the Board (3-0) voted unanimously to approve the plans by snconsulting group, dated 11/16/16, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
2. The signage for a future tenant in the center bay is subject to the review and approval of the Planning Board.

CASE CONTINUED TO THURSDAY, DECEMBER 1ST

MEETING ADJOURNED.

Materials Reviewed During Meeting:

Staff Reports, Plans, Designs, Material Samples and Mockups