



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

Town Hall, 2<sup>nd</sup> Floor  
333 Washington Street  
Brookline, MA 02445-6899  
(617) 730-2130 Fax (617) 730-2442

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

To: Brookline Board of Appeals  
From: Brookline Planning Board  
Date: August 25, 2016  
Subject: **Convert retail space into health club**  
Location: **85-87 Harvard Street**

Atlas Sheet: 31A  
Block: 154  
Lot: 05

Case #: 2016-0073  
Zoning: G-2.0  
Lot Area (s.f.): 8,346

Board of Appeals Hearing: September 8, 2016 at 7:15 pm

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### **SITE AND NEIGHBORHOOD**

85-87 Harvard Street is a storefront space located within 75-87 Harvard Street, a 3-story brick building with retail space on the first floor and residential space on the upper two floors at the corner of Harvard Street and Aspinwall Avenue. The space is currently vacant. It is located across the street from Walgreen's and the Pierce School and close to public transit and local businesses in the Brookline Village neighborhood. Benefitness is currently located just down the street at 62 Harvard Street.

### **APPLICANT'S PROPOSAL**

The applicant, Benefitness, is proposing to convert the storefront space into a two-story fitness center on the first and basement levels totaling 5,922 square feet. The proposed space will be a 1,200 square foot reduction in size from the current space. The first-floor level will contain a lobby, a free weights training area, a cardio training area and one bathroom. The lower level will contain training rooms and group exercise space as well as a locker room. A wheelchair-accessible entrance will also be installed.

The applicant believes that the site’s location near public transit and the nearby availability of metered parking will be sufficient for patrons of the gym and is seeking relief from any off-street parking requirements. The gym is also allotted two to three parking spaces in the alley behind the gym under the terms of its lease.

The gym’s hours of operation are Monday – Thursday 5:30 am – 9:30 pm, Friday 5:30 am – 8:30 pm, Saturday 7:00 am – 6:00 pm, Sunday 8:00 am – 5:00 pm. The gym has six regular employees who work between 15 and 32 hours per week. Additional class instructors come in at various times to teach classes. Currently only two employees and the owner of the gym drive cars to the gym.

The owners of the gym are working with a sound engineer to mitigate noise at the street level. All group classes will take place in the basement level.

The proposed façade changes which include changes to window styles and an entryway are subject to Planning Board review under §7.03, paragraph 2. The applicant will follow up with the submission of a signage application.

	Required	Existing	Allowed by Special Permit	Proposed	Finding
<b>Parking</b>	13	3	3	3	<u>Special Permit</u>

**FINDINGS**

**Section 4.07, Use #18a – Permitted Uses**

A health and fitness club over 2,500 s.f. requires a special permit.

**Section 6.02, Paragraph 1 – Table of Off- Street Parking Requirements**

*\* Under **Section 6.02.1.b - Off-Street Parking Regulations** When a change or expansion of a non-residential use in a business district is proposed primarily or entirely within an existing building, the Board of Appeals by special permit may waive up to 10 spaces, or up to 50%, of any increased requirement, whichever is greater.*

There is a theoretical parking credit for 8 parking spaces for the previous retail use. There is no other off-street parking.

**Section 7.06, Paragraph 3 – Regulated Façade Alterations**

All regulated façade alterations shall be subject to design review process of Section 7.03, paragraph 2.

**PLANNING BOARD COMMENTS**

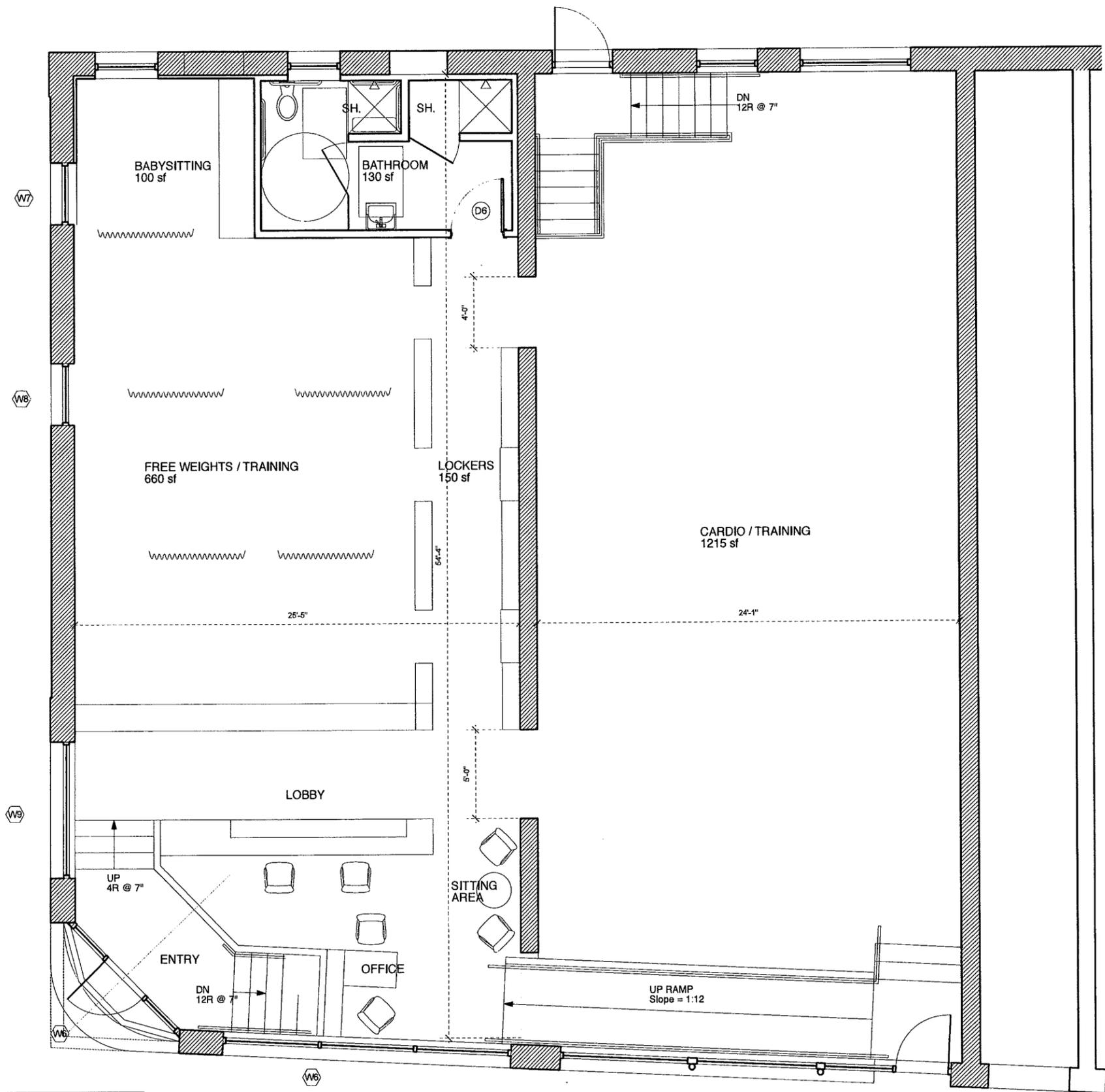
The Planning Board supports the conversion of the retail space into a gym as it will improve this currently vacant corner storefront at a prominent intersection in Brookline Village. The Board believes there would be adequate on-street parking for this new gym location and also takes into account that gym goers are more likely than average to walk or ride a bicycle to the site. Public transportation is also available via the Harvard Street bus and the Brookline Village MBTA rapid transit stop is nearby.

Therefore, the Planning Board recommends approval of the site plan, elevations and floor plans labelled “Benefitness Health Club” by Mark Armstrong Architect, LLC, dated 6/21/16, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations indicating all dimensions and materials 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 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 that the Board of Appeals decision has been recorded at the Registry of Deeds.**

*knm*





H HEAT DET.  
 S SMOKE DET.  
 CO CO DET.

FIRST FLOOR  
 PLAN

Benefitness  
 Health Club

85-87 Harvard Street  
 Brookline, MA 02445

DATE: JUN 21, 2016  
 SCALE: AS NOTED  
 DRAWN: OMA  
 CHECKED: OMA  
 REVISIONS:

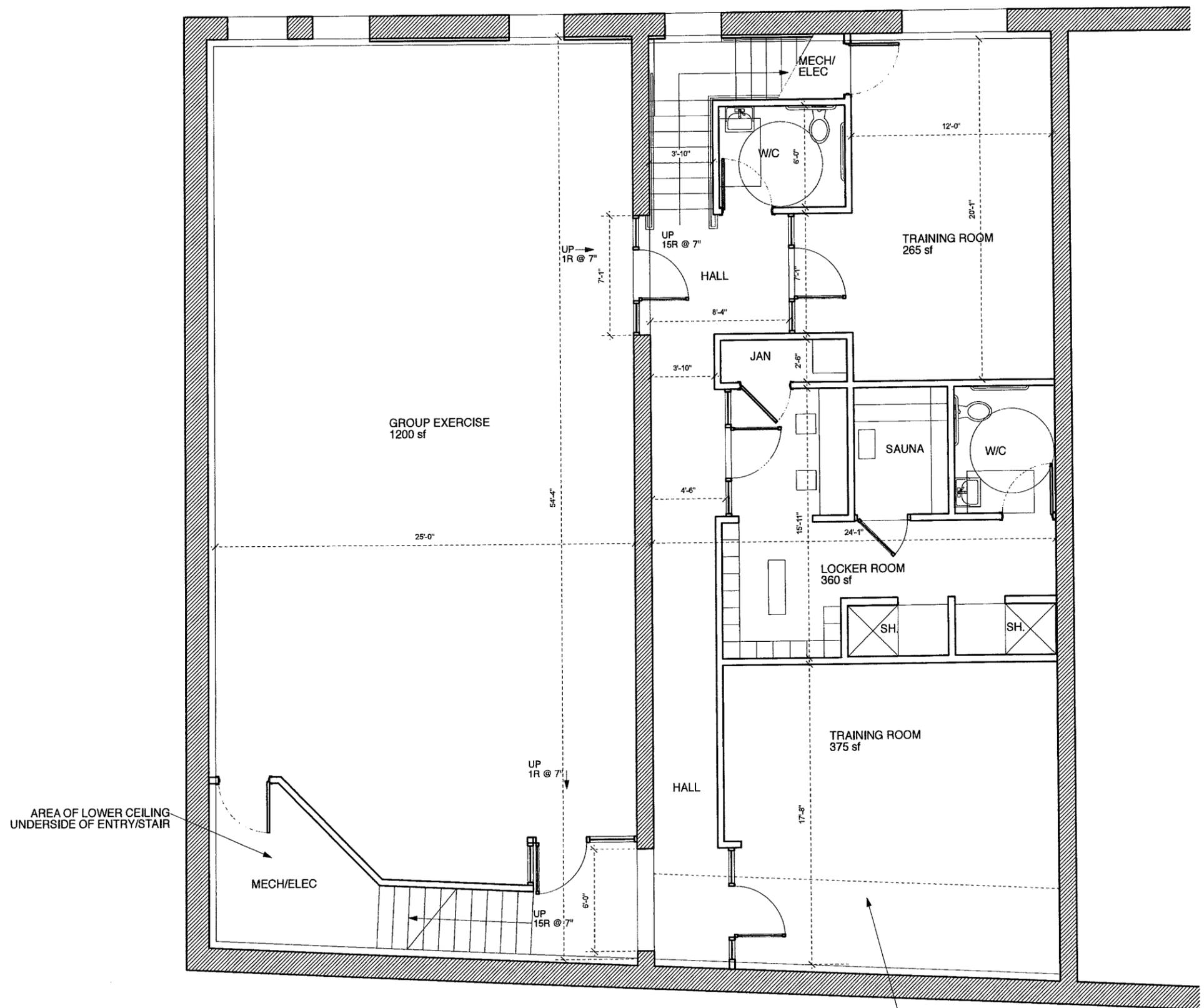
DRAWING NO.:

GROSS LEASEABLE AREA	
FIRST FLOOR	2,922 SF
SECOND FLOOR	3,000 SF
TOTAL	5,922 SF

1 First Floor Plan  
 Scale: 1/4" = 1'-0"



A1.1



H HEAT DET.  
 S SMOKE DET.  
 CO CO DET.

**LOWER LEVEL PLAN**

**Benefitness Health Club**

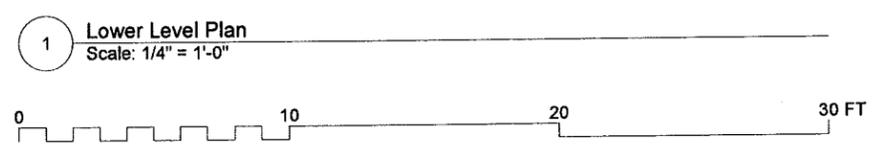
85-87 Harvard Street  
 Brookline, MA 02445

DATE: JUN 21, 2016  
 SCALE: AS NOTED  
 DRAWN: OMA  
 CHECKED: OMA  
 REVISIONS:

DRAWING NO.:

**A1.0**

GROSS LEASEBLE AREA	
FIRST FLOOR	2,922 SF
SECOND FLOOR	3,000 SF
<b>TOTAL</b>	<b>5,922 SF</b>





WEST  
ELEVATION

1 West Elevation  
Scale: 1/4" = 1'-0"



Benefitness  
Health Club

85-87 Harvard Street  
Brookline, MA 02445

DATE: JUN 21, 2016  
SCALE: AS NOTED  
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REVISIONS:

DRAWING NO.:

A3.1



NORTH  
ELEVATION

1 North Elevation  
Scale: 1/4" = 1'-0"



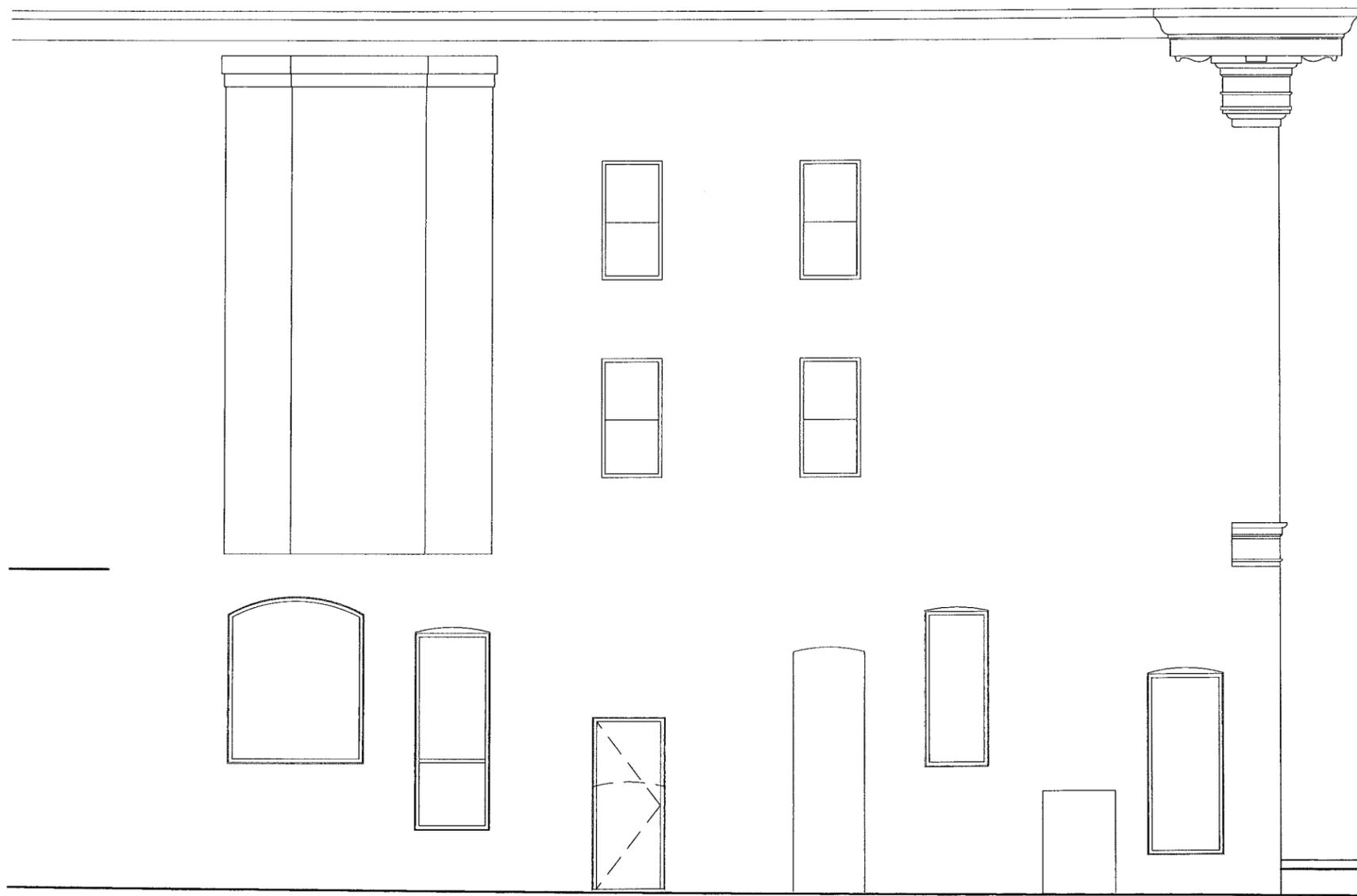
Benefitness  
Health Club

85-87 Harvard Street  
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REVISIONS:

DRAWING NO.:

A3.2



EAST  
ELEVATION

1 East Elevation  
Scale: 1/4" = 1'-0"



Benefitness  
Health Club

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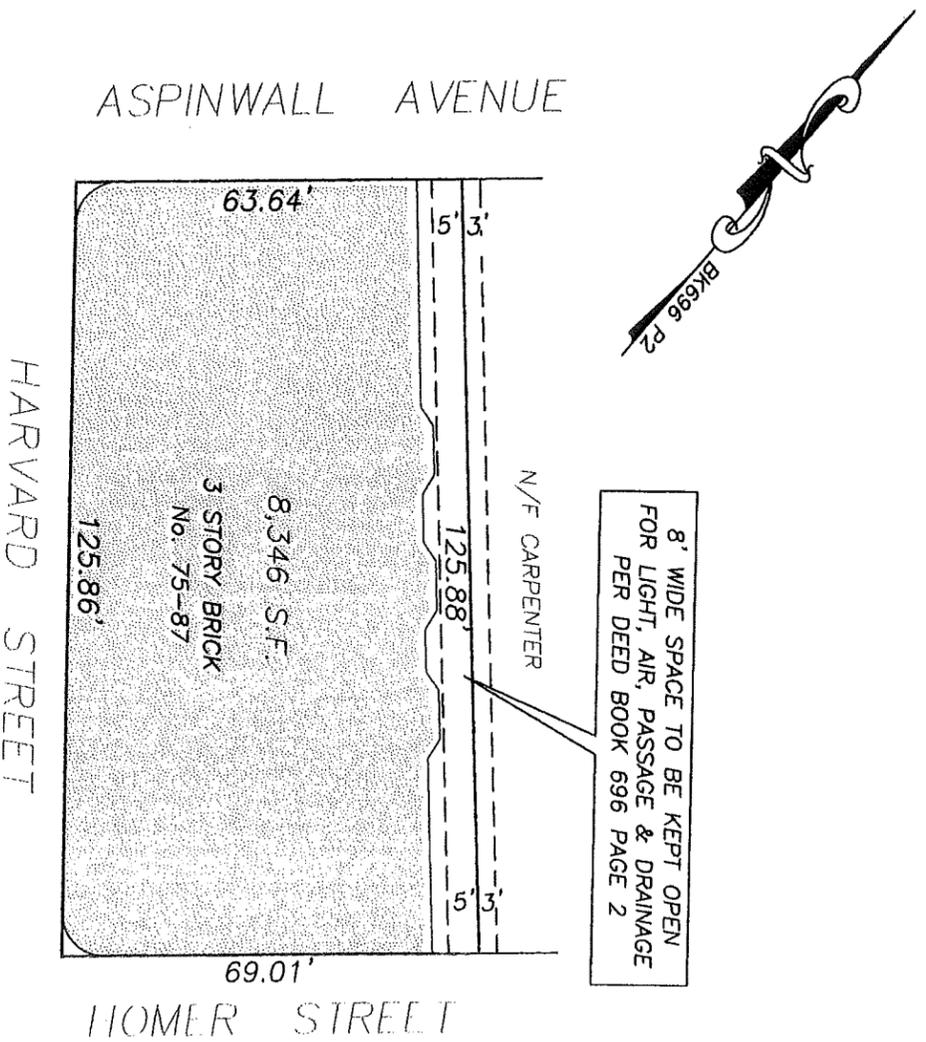
DRAWING NO.:

A3.0

File number:	150715-20	UNREGISTERED LAND	
Attorney:	HANG NINA NGUYEN	Deed Book	25291 Page 476
Lender:	EASTERN BANK	Plan Book	Page Lot(s)
Owner:	CLADDAGH VENTURES, LLC	REGISTERED LAND	
Date:	7/20/2015	Reg. Book	Sheet Lot(s):
Assessor's Map	154 Blk. Lot 5	Certificate of Title	
		Census Tract	

**MORTGAGE INSPECTION PLAN**  
**75-87 HARVARD STREET, Brookline, MA**

Scale: 1"=30'



**CERTIFICATION**

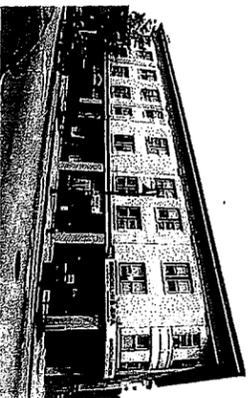
I CERTIFY TO THE ABOVE ATTORNEY, BANK AND THEIR TITLE INSURANCE COMPANY THAT THE MAIN BUILDING, FOUNDATION OR DWELLING WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

NOTE: BUILDING APPEARS TO BE CLOSE TO PROPERTY LINE. AN EXACT LOCATION WOULD REQUIRE AN INSTRUMENT SURVEY.

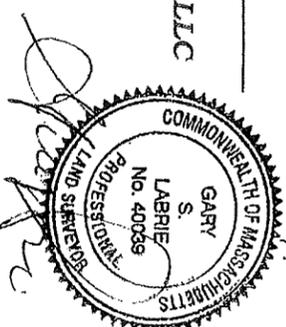
**FLOOD DETERMINATION**

BY SCALE. THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 25021C0053E AS ZONE X DATED 7-17-2012 BY THE NATIONAL FLOOD INSURANCE PROGRAM.

7/20/15



**Olde Stone Plot Plan Service, LLC**  
P.O. Box 1166  
Lakeville, MA 02347  
Tel: (800) 993-3302  
Fax: (800) 993-3304



PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.