



# *Town of Brookline*

## *Massachusetts*

### **PLANNING BOARD**

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To: Brookline Planning Board  
From: Brookline Planning Department Staff  
Date: September 29, 2016  
Subject: Install a backup generator  
Location: 66 Risley Road

Atlas Sheet:	101	Case #:	2016-0062
Block:	361	Zoning:	S-7
Lot:	12	Lot Area (s.f.):	4,690

Board of Appeals Hearing: October 20, 2016 at 7:00 pm

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### **BACKGROUND**

**June 3, 2010 – BOA Case #2010-0017:** The Board of Appeals granted special permit relief to allow a 350 square foot addition to this home. The special permits were granted for design review, FAR, side yard setbacks and projections into the side yard.

### **SITE AND NEIGHBORHOOD**

66 Risley Road is a two-story clapboard colonial single-family home that was constructed in 1940. It is located in Chestnut Hill close to Allandale Farm and Walnut Hills Cemetery. The neighborhood consists mostly of two-story colonials of a similar character.

### **APPLICANT'S PROPOSAL**

The applicant, James Kessler, is seeking to install a backup generator in the side yard adjacent to his home. The generator will be 48" x 25" x 29" in dimension and will be located next to the main portion of the house in front of the existing deck. It will be shielded from neighbors by the deck as well as a fence that runs the length of the property.

## **FINDINGS**

### **Section 5.43: Exceptions to Yard and Setback Regulations**

### **Section 5.63: Accessory Buildings or Structures in the Side Yard**

No part of any accessory building or structure situated within 75 feet of the street line ... shall extend within any required side yard. Elsewhere on the lot such buildings or structures may extend into the side yard one-half the required width, but such setback shall be no less than six feet. No accessory building or structure within a required side yard shall exceed 15 feet in height.

<b>Dimensional Requirements</b>	<b>Allowed</b>	<b>Existing</b>	<b>Proposed</b>	<b>Relief</b>
<b>Accessory Structure</b>	6 ft.	N/A	1.5 ft.	<b>Special Permit*</b>

\* Under **Section 5.43**, the Board of Appeals may waive yard and setback requirements if a counterbalancing amenity is provided.

### **Modification, as necessary, of BOA case #2010-0017, June 3, 2010:**

Modification of prior site plan to show generator.

## **PLANNING BOARD COMMENTS**

The Planning Board is supportive of this proposal to install a backup generator. Many homes in Brookline have recently installed similar generators due to issues of frequent power loss. Although most generators have been installed in rear yards, the Planning Board does not oppose this side yard location due to the existing screening. A condition has been added to ensure that the generator does not violate noise regulations.

**Therefore, the Planning Board recommends approval of the site plan by Frank Iebba, dated 8/14/16, subject to the following conditions:**

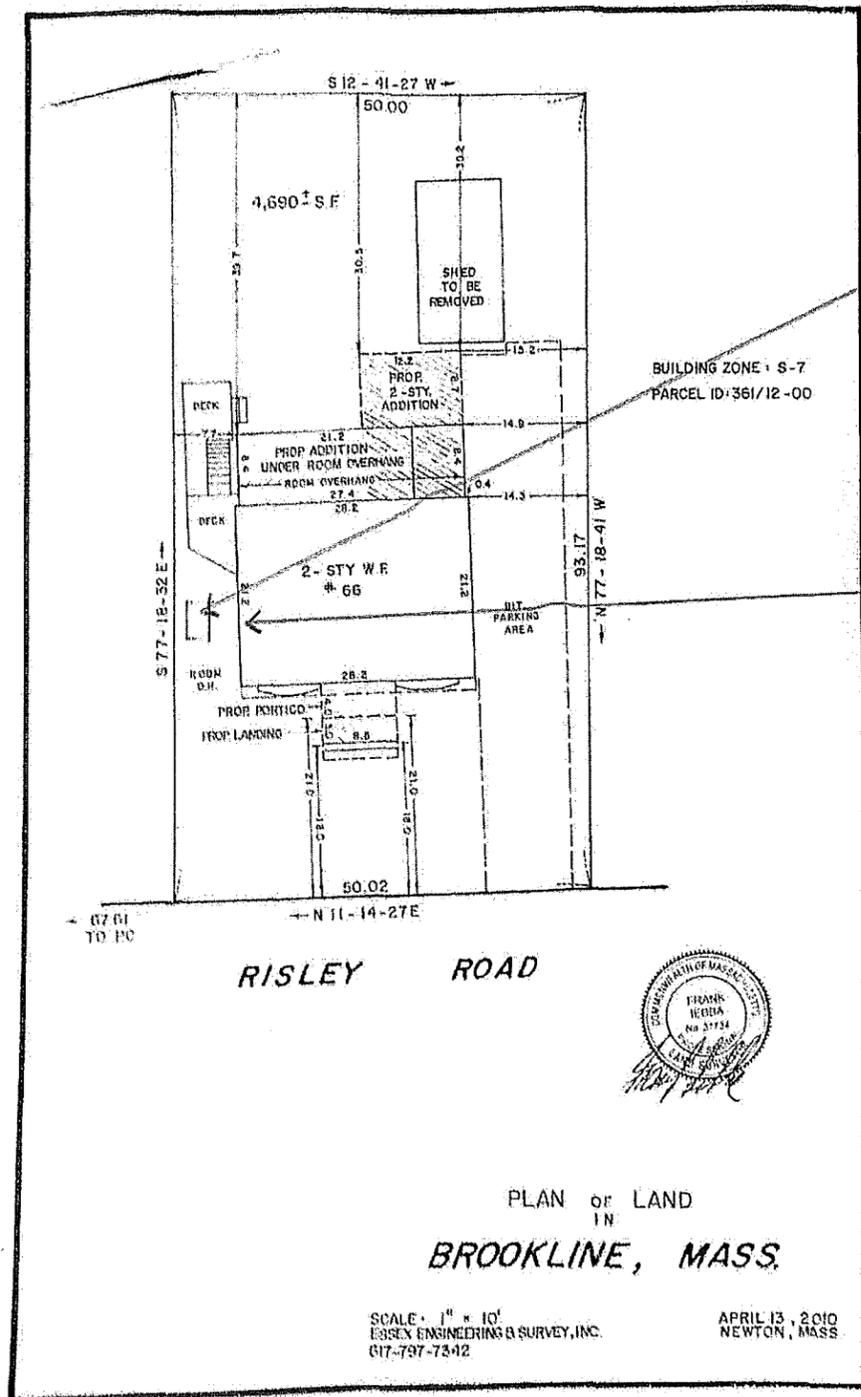
1. The decibel level of the proposed generator shall comply with all noise regulations under Section 8.15 of the Brookline General By-Laws.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating all counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit 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.

*knm*



Kessler survey.jpg

8/14/2016



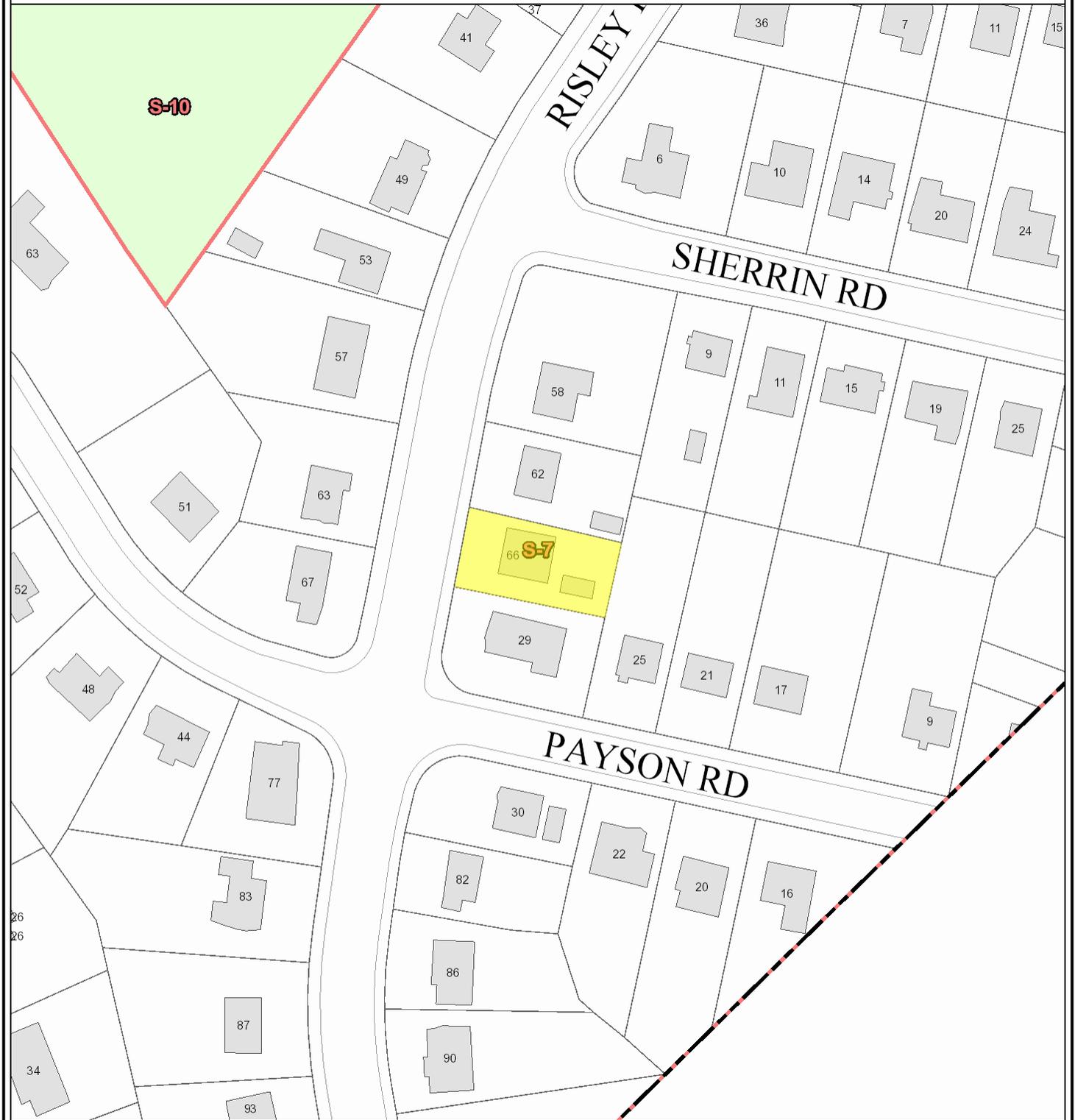
**Generator**

**18" From the left side Property Line**

**33.32' From the Front Property Line**

**61.11' From the Rear property line**

**The Basement Window will be made not to open.**



- Zoning
- Street Edges
- Buildings
- Parcels
- Openspace

1" = 84 ft