



PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442

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

To: Brookline Board of Appeals

From: Brookline Planning Board

Date: October 20, 2016

Subject: Construct a 414 square foot office addition facing Boylston Street

Location: 1244 Boylston Street

Atlas Sheet: 122B	Case #: 2016-0066
Block: 426	Zoning: G-2.0
Lot: 01-03	Lot Area (sq. ft.): 62,179

Board of Appeals Hearing Date: November 10, 2016 at 7:00 pm

BACKGROUND

Board of Appeals Case #s 2396 (7/80), 2396A, 2396B (11/83), 2396C - Board of Appeals granted approval of expansion of office and retail space at 1244 and 1262 Boylston Street with conditions related to the location of parking on Tully Street lots.

Board of Appeals Case # 2830 (1/87) - Board of Appeals granted approval of drive-in bank under new office area at 1244 Boylston Street with conditions related to parking and a full-time attendant.

Board of Appeals Case #2896 (6/88) - Board of Appeals granted approval to construct a two story office building over the existing parking deck at the corner of Tully and Heath Streets and construct a new parking deck and alter the existing parking lot plan at 1244 Boylston Street with conditions related to parking. [The office building and new deck were never built.]

Board of Appeals Case #3399 (6/97) - Board of Appeals granted approval to modify special permits under Case #'s 2396, 2396A, 2396B, 2396C, 2830, 2896 and consolidate remote parking from the east and west sides of Tully Street into one location on the west side of Tully Street.

Board of Appeals Case #3399-a (10/98) - Clarification of Board of Appeals decision, Case #3399 to allow the parking on the Tully Street lots serving 1244 and 1262 Boylston Streets to be relocated to either structured parking or surface on Tully Street behind 1268 Boylston Street.

SITE AND NEIGHBORHOOD

1244 Boylston Street is a three story masonry office building with 52,914 sq. ft. of floor area known as Chestnut Hill Plaza. The property includes 132 surface parking spaces under 1244 Boylston Street and 75 spaces located to the rear. The building is part of the Chestnut Hill shopping area in Brookline, and immediately across Boylston Street in Newton are more stores and offices. Boylston Street (Route 9) is a divided highway with high traffic volume.

APPLICANT'S PROPOSAL

The applicant, The Growth Companies, Inc., is proposing to construct a 414 square foot addition as an extension to the front of the existing façade. The proposed addition would serve as new commercial space.

The new one-story addition will be constructed in front of an existing retail space and over an existing median/open space area. The area is currently landscaped. To the right of the proposed addition is an entry driveway to the rear covered and uncovered parking areas that serve 1234, 1244 and 1262 Boylston. To the left of the proposed addition is the exit driveway from the parking area.

The addition will be 14 feet high with floor to ceiling glass storefront panels and a 12 inch cap extrusion. Above the glass panels is a 3.5 foot metal panel that will contain signage. As a part of the proposal there will also be alterations to the façade of the first floor of the existing building to match the addition and create a seamless transition.

FINDINGS

Section 5.09.2.a – Design Review: Any demolition of an existing building, or construction of a new building, on Boylston Street requires a special permit subject to the design review standards listed under *Section 5.09.4(a-m)*. All the conditions have been met, and the most relevant sections of the design review standards are described below:

- a. **Preservation of Trees and Landscape** – The addition will remove an existing planted bed in the front of the building but will leave one remaining near the building's main entrance.
- b. **Relation of Buildings to Environment** – There are very few “natural” features on site currently. This proposal will be located on an existing planted bed.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood – The proposed addition fits into the site as a bump-out of the front façade located on an existing median space. The massing will remain consistent and the addition will be blended in to the existing building through new materials.

d. Open Space – Not applicable.

e. Circulation – The circulation on the site will not be impacted by this proposal. All existing access to the parking at the rear will remain the same. The addition is being constructed between the entrance and exit driveways.

h. Advertising Features – The Planning Board expects the applicant to submit detailed signage plans for review and approval prior to installation at a later date.

Modification of BOA Cases 2396 (7/80), 2396A, 2396B (11/83), 2396C: Modification of site plans to show proposed addition to front of office building.

PLANNING BOARD COMMENTS

The Planning Board supports this addition to the office building at 1244 Boylston Street. The proposed addition will add an additional retail space and create a more engaging frontage along Route 9. The addition will not disrupt the flow of traffic and ample parking exists in structured and open parking areas to the rear. The new retail space will also be accessible to pedestrians. The addition will result in the loss of a planted median so the Board supports the installation of new landscaping where possible.

Therefore, the Planning Board recommends approval of the site plan, building plans and elevations labelled “1244 Boylston Street Building Addition” by Stantec, dated 8/5/16, 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 a landscape plan.**
- 3. Prior to the issuance of a building permit, the applicant shall submit a parking plan showing the location of a loading zone on Boylston in front of the mailboxes.**
- 4. 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 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





1244 BOYLSTON STREET BUILDING ADDITION

PROJECT NO. 210801324

August 2016

OWNER

THE GROWTH COMPANIES, INC.
1234 BOYLSTON STREET
CHESTNUT HILL, MA 02467

ARCHITECT

STANTEC ARCHITECTURE
311 SUMMER STREET
BOSTON, MA 02210-1723

LANDSCAPE ARCHITECT/CIVIL ENGINEER

STANTEC PLANNING AND LANDSCAPE ARCHITECTURE
226 CAUSEWAY STREET - FLOOR 6
BOSTON, MA 02114

SURVEYOR

BEALS AND THOMAS, INC.
RESERVOIR CORPORATE CENTER
144 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772

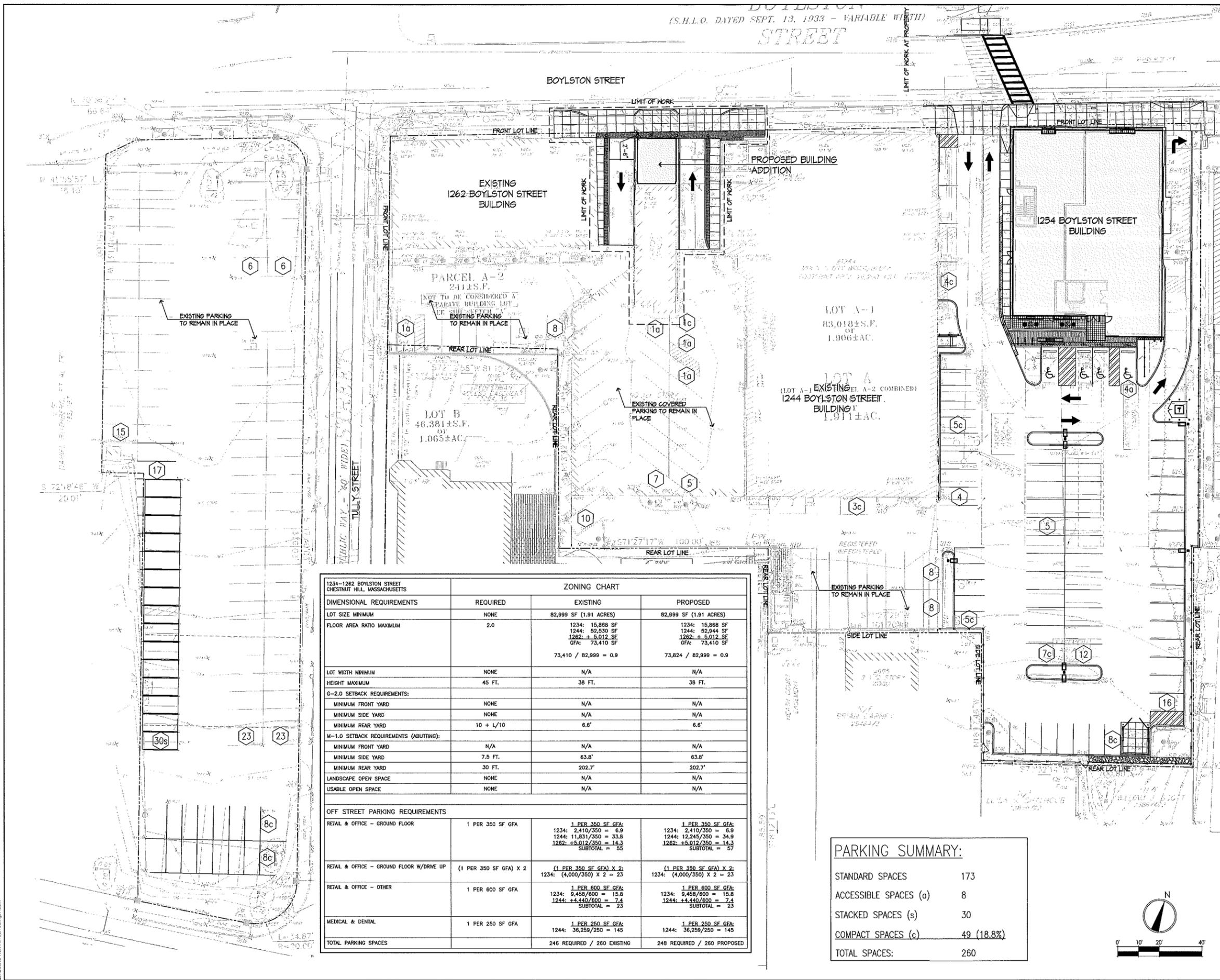
PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

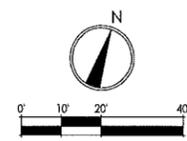
INDEX OF SHEETS

<u>SHEET NO.</u>	<u>TITLE</u>
L-101	ILLUSTRATIVE SITE PLAN
L-102	ZONING PLAN
A-101	BUILDING ADDITION FLOOR PLAN
A-102	BUILDING ADDITION ELEVATIONS
A-103	BUILDING ADDITION PERSPECTIVE



1234-1262 BOYLSTON STREET CHESTNUT HILL, MASSACHUSETTS		ZONING CHART		
DIMENSIONAL REQUIREMENTS	REQUIRED	EXISTING	PROPOSED	
LOT SIZE MINIMUM	NONE	82,999 SF (1.91 ACRES)	82,999 SF (1.91 ACRES)	
FLOOR AREA RATIO MAXIMUM	2.0	1234: 15,868 SF 1244: 52,530 SF 1262: + 5,012 SF GFA: 73,410 SF	1234: 15,868 SF 1244: 52,944 SF 1262: + 5,012 SF GFA: 73,410 SF	
		73,410 / 82,999 = 0.9	73,824 / 82,999 = 0.9	
LOT WIDTH MINIMUM	NONE	N/A	N/A	
HEIGHT MAXIMUM	45 FT.	38 FT.	38 FT.	
G-2.0 SETBACK REQUIREMENTS:				
MINIMUM FRONT YARD	NONE	N/A	N/A	
MINIMUM SIDE YARD	NONE	N/A	N/A	
MINIMUM REAR YARD	10 + L/10	6.6'	6.6'	
M-1.0 SETBACK REQUIREMENTS (ABUTTING):				
MINIMUM FRONT YARD	N/A	N/A	N/A	
MINIMUM SIDE YARD	7.5 FT.	63.8'	63.8'	
MINIMUM REAR YARD	30 FT.	202.7'	202.7'	
LANDSCAPE OPEN SPACE	NONE	N/A	N/A	
USABLE OPEN SPACE	NONE	N/A	N/A	
OFF STREET PARKING REQUIREMENTS				
RETAIL & OFFICE - GROUND FLOOR	1 PER 350 SF GFA	1 PER 350 SF GFA: 1234: 2,410/350 = 6.9 1244: 11,831/350 = 33.8 1262: +5,012/350 = 14.3 SUBTOTAL = 55	1 PER 350 SF GFA: 1234: 2,410/350 = 6.9 1244: 12,245/350 = 34.9 1262: +5,012/350 = 14.3 SUBTOTAL = 57	
RETAIL & OFFICE - GROUND FLOOR W/DRIVE UP	(1 PER 350 SF GFA) X 2	(1 PER 350 SF GFA) X 2: 1234: (4,000/350) X 2 = 23	(1 PER 350 SF GFA) X 2: 1234: (4,000/350) X 2 = 23	
RETAIL & OFFICE - OTHER	1 PER 600 SF GFA	1 PER 600 SF GFA: 1234: 9,458/600 = 15.8 1244: +4,440/600 = 7.4 SUBTOTAL = 23	1 PER 600 SF GFA: 1234: 9,458/600 = 15.8 1244: +4,440/600 = 7.4 SUBTOTAL = 23	
MEDICAL & DENTAL	1 PER 250 SF GFA	1 PER 250 SF GFA: 1244: 36,259/250 = 145	1 PER 250 SF GFA: 1244: 36,259/250 = 145	
TOTAL PARKING SPACES		246 REQUIRED / 260 EXISTING	249 REQUIRED / 260 PROPOSED	

PARKING SUMMARY:	
STANDARD SPACES	173
ACCESSIBLE SPACES (a)	8
STACKED SPACES (s)	30
COMPACT SPACES (c)	49 (18.8%)
TOTAL SPACES:	260



V:\210801324\210801324.dwg (drawing) - User: 3/21/2014 11:30 AM By: Feary, Adam
 2014/08/05 11:30 AM By: Feary, Adam

