



TOWN OF BROOKLINE

Massachusetts

PLANNING BOARD

Mark J. Zarrillo, Chairman
Linda Hamlin, Clerk
Robert Cook
Sergio Modigliani
Steven Heikin
Steven Kanen
Jonathan Simpson

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 12, 2013
Subject: Convert ground-floor existing retail space into a 3,070 square foot fitness center
Location: **1285 Beacon Street**

| | | | |
|--------------|-----|------------------|-----------|
| Atlas Sheet: | 33 | Case #: | 2013-0076 |
| Block: | 161 | Zoning: | G-1.75 CC |
| Lot: | 4 | Lot Area (s.f.): | ± 14,153 |

Board of Appeals Hearing:

BACKGROUND

6/1/2004, Case # 030035 (or 62) – Board of Appeals approved with conditions special permits for the construction of a retail building of 24,805 s.f. and a single retail use over 10,000 s.f.

3/24/2005, Case #050012 – Board of Appeals approved with conditions a modification of the prior Board of Appeals case to allow by special permit a health club on the second floor.

8/9/2005, Case #050037 - Board of Appeals approved with conditions a one year time extension of BOA decision, Case #030035, to construct a two-story retail building with two levels of underground parking.

11/13/2007, Case #050048 - Board of Appeals approved dual use parking in the underground structure for two years, with renewal allowed by the Board of Appeals.

12/1/2011, Case #2011-0056 – Board of Appeal approved overnight residential parking [decision not filed]

SITE AND NEIGHBORHOOD

1285 Beacon Street, located at the corner of Beacon and Charles Street, was previously a Gulf Service Station and is now a two story building with retail stores on the first floor and a health club/fitness center on the second floor. The main post office building is the adjacent building to the west, a temple adjacent to the south; and to the east and south are mixed uses with residential apartment buildings, medical office buildings, and two-family residences. It is located in the Coolidge Corner Business District.

APPLICANT'S PROPOSAL

The applicants, 1285 Beacon Investors LLC and GebSCO Beacon LLC, are the owners of the property and propose changing the use of one of the two retail spaces on the ground floor from retail use to a 3,070 sf fitness center, which requires a Special Permit. The applicants wish to lease the space (formerly occupied by The Meat House) to Bodyscapes Fitness IV, which will offer personal training services, fitness classes, and a program known as CrossFit. Bodyscapes Fitness II, LLC, a different entity, currently leases and operates a fitness center on the second floor at 1285 Beacon Street. (The other ground-floor retail space is currently occupied by Staples.)

FINDINGS**Section 4.07: Table of Use Regulations, Use #18**

A special permit is required for a private, for-profit fitness club above 2500 sf in a General Business District.

Modification of BOA Case #030035, January 22, 2004 and BOA Case #050012, February 17, 2005, as necessary.

Prior Special Permit #030035(62) was issued based on the proposed space being a retail use; therefore, the proposed change in the use of the space requires an amendment to that permit. Prior Special Permit #050012 was issued to allow fitness use on the second floor. If the same entity will operate both the existing second-floor fitness center and the proposed first-floor fitness center, then Special Permit #050012 should be amended.

PLANNING BOARD COMMENTS

The Board supports the issuance of a special permit for fitness use for the 3,070 sf retail space on the first floor. Because the hours of peak use will be early morning and evenings after 5 pm, the business will contribute to increased user activity in the Coolidge Corner commercial district.

The Board recommends that Special Permit #030035(62) be amended to allow for fitness use in addition to retail use.

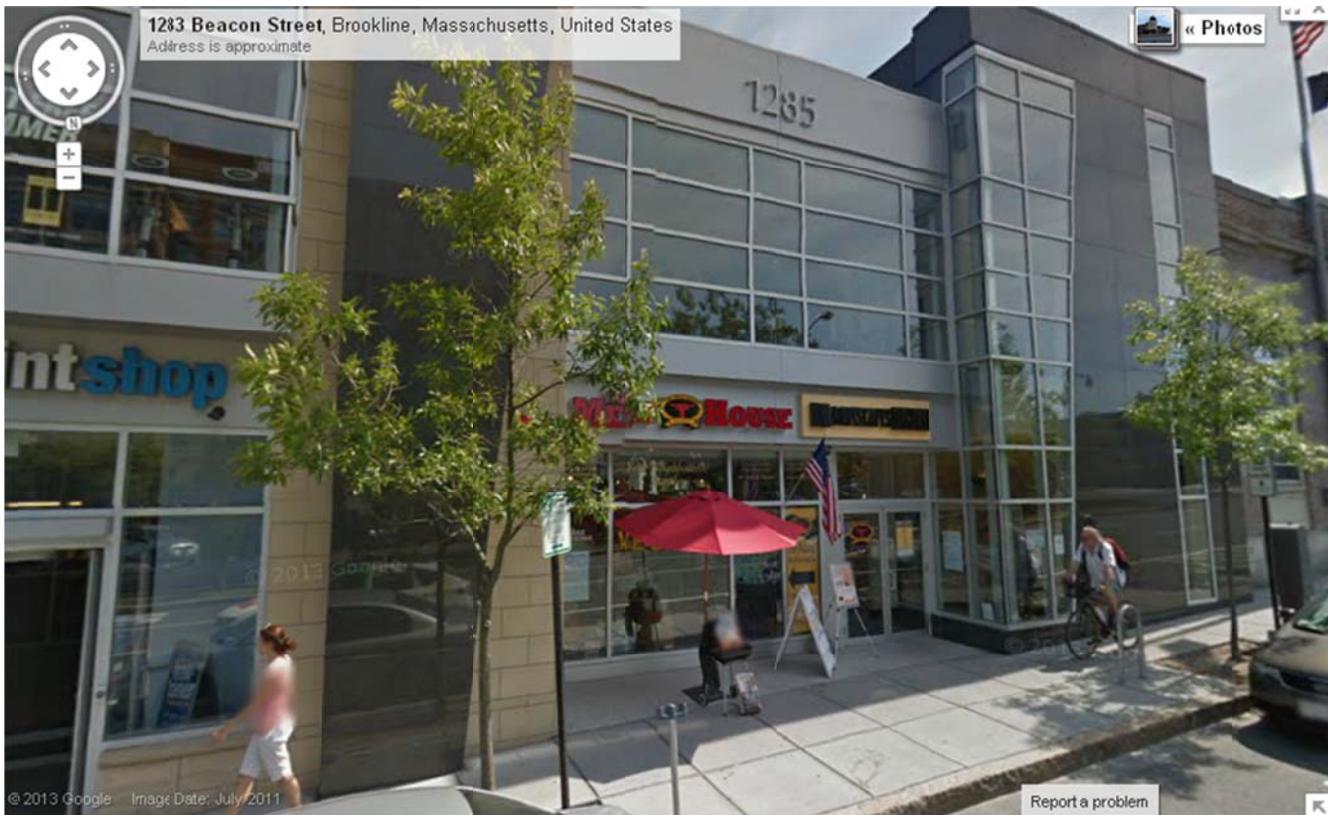
Counsel for the applicant, Scott Gladstone, represented that the first floor retail space is being leased to a different entity from the one that currently operates the health club/fitness center on the second floor (the second floor tenant is Bodyscapes Fitness II, LLC and the first floor space will be leased by and operated by Bodyscapes Fitness IV, LLC), which would suggest the better course would be to issue a new Special Permit addressing just the first floor retail space.

Therefore, instead of amending Special Permit #050012, the Board recommends that a new Special Permit be issued.

Therefore, the Planning Board approves the plans by Aaron J. Weinert AIA, dated 8/8/2013, subject to the following conditions:

1. 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) final floor plans stamped and signed by a registered architect; 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

mm



Google Maps (2011)

