



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 18, 2016
Subject: Demolish and rebuild multi-purpose building
Location: **191 Clyde Street**

Atlas Sheet:	130	Case #:	2016-0001
Block:	441	Zoning:	S-40
Lot:	01-00	Lot Area (s.f.):	±10,318,330

Board of Appeals Hearing: **March 3, 2016, at 7:15 p.m.**

BACKGROUND

April 1985 – BOA Case #2694: The Board of Appeals granted relief to construct a new pool house and 64 parking spaces.

August 1993 – BOA Case #3188: The Board of Appeals granted relief to replace the tennis operations building with a new larger building.

April 1997 – BOA Case #3395: The Board of Appeals granted relief to construct a 22,000 s.f. grounds maintenance building.

December 2000 – BOA Case #3631: The Board of Appeals granted relief to construct a new parking lot for 112 vehicles.

April 2001 – BOA Case #3654: The Board of Appeals granted relief to construct an addition to the Tennis Building and expand the 32-space tennis parking lot by an additional 33 parking spaces.

January 12, 2016 – The Preservation Commission approved the plans for the new Stables Building, as presented in the current application for zoning relief except for some details. Since the current Stables Building will be demolished, the applicant allowed the Preservation Commission influence over the new building's design in order to lift the stay of demolition early.

SITE AND NEIGHBORHOOD

191 Clyde Street is the site of The Country Club, a private facility established in the late 19th century and located on a large tract of land (approximately 237 acres) in South Brookline. The Club includes 18-hole and 9-hole golf courses, tennis courts, a swimming pool, a curling rink, and other recreational facilities, several service buildings and a clubhouse. The Club buildings are clustered in the center of the property. The property is bordered by single-family residences on the north, south and east, and by the Town of Brookline Putterham Golf Course to the southwest.

APPLICANT'S PROPOSAL

The applicant, The Country Club, is proposing to demolish the existing multipurpose building, known as the Stables Building, and construct a new multipurpose building in the same location. The existing building is 10,584 s.f. and approximately 34' tall, and the new building will be 24,870 s.f. and approximately 38' tall. The building will provide space for golf simulation/practice, small and large group fitness studios, office space and storage. The new building will be similar in overall style as the existing, clad with clapboards, and have large ventilators on the side facades.

FINDINGS

Section 4.03 – Pre-Existing Special Permit Uses: Any application for a change in use or structure for an existing use that would require a special permit in its district requires a special permit.

Special permit required.

Section 5.09.2.i – Design Review: Changes or additions to non-residential uses in residential districts with more than 5,000 s.f. of gross floor area or with 10 or more parking spaces require a special permit subject to the design review standards listed under *Section 5.09.4(a-l)*. The most relevant sections of the design review standards are described below:

- **Preservation of Trees and Landscape** – Since the new building will be located in the same place as the previous building, this project should not result in the removal of trees or soil.
- **Relation of Buildings to Environment** – Although the new building will be larger than the existing building, this building, along with most of The Country Club's buildings, is located a substantial distance from neighboring properties and streets.
- **Relation of Buildings to the Form of the Streetscape and Neighborhood** – The applicant has worked extensively with the Town's Preservation Commission to develop a building design that is compatible with the other buildings and the Club's overall character.
- **Heritage** – The new design has been developed based on input from the Preservation Commission, and the Preservation Commission has agreed to lift the stay of demolition on the existing building pending final approval of the new building's plans.

Section 5.30 – Maximum Height of Buildings: See table below.

Section 6.02, Paragraph 1 – Table of Off-Street Parking Regulations: If the use for the new building is considered a Private Club or Lodge (*Section 4.07, Table of Use Regulations, Use 18*), the additional square footage (14,286 s.f.) would require 40 additional parking spaces. Parking requirements for the entire property are unclear; a range of uses (public assembly, private club,

restaurant, etc.) and insufficient information (first floor and second floor square footage, storage, etc. for multiple buildings) limit the ability to determine whether the entire property as a whole is in compliance with parking, or if this project would require new parking relief.

Section 6.02.1.c – Off-Street Parking Space Regulations: The number of spaces required in a common parking facility may be reduced by special permit if it can be demonstrated that the hours or days of peak parking needed for the uses are so different that a lower total will provide adequately for all uses served by the facility.

Section 6.02.5.d – Off-Street Parking Space Regulations: Where a use is of a kind that the occupancy of floor space by customers, clients or employees is substantially below the normal or average for retail and office uses, the Board of Appeals by special permit may waive up to half the number of required parking spaces.

	Allowed	Existing	Proposed	Relief
Maximum Height	35'	34'	38'	Variance

Section 8.02.1 – Alteration or Extension: A use that does not conform to the use regulations but did conform when initially established shall not be altered, reconstructed, or enlarged except for by special permit and if:

- the change is on the same lot or on an adjoining lot owned by the same owner;
- any increase in volume or area is less than an aggregate of 25 percent during the life of the nonconformity; and
- the change does not lengthen the economic life of the nonconformity.

This project would add 14,286 s.f. to the overall square footage of the property, currently 189,980 s.f., an increase of 7.5 percent. *Special permit required.*

PLANNING BOARD COMMENTS

The Planning Board is supportive of the proposal to rebuild the Stables Building. The applicant has worked with the Preservation Commission to develop an historically-sensitive approach to rebuilding the structure. The applicant has indicated a willingness to make the changes sought by Preservation. The new structure is located a long distance away from any abutting properties or public streets, so it is not expected to impact neighbors. The new building is designed proportionally and will fit in appropriately with the other Club buildings.

Regarding parking requirements, much of the new square footage being created by the building will be for group fitness or indoor golf instruction, uses that require spacious areas and may not be appropriately represented by the Zoning By-law's parking requirements. The Country Club may already have sufficient parking to meet the Zoning By-law's requirements, but if not, the Board supports granting relief for this proposal. The new building is not expected to create a parking issue on the property or in the neighborhood.

Therefore, should the Board of Appeals find that the statutory findings for a variance are met, the Planning Board recommends approval of the plans by Robert Olson + Associates Architects, dated 12/9/2015, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final plans and elevations of the Stables Building subject to the review and approval of the Assistant Director of Regulatory Planning and the Preservation Commission staff.

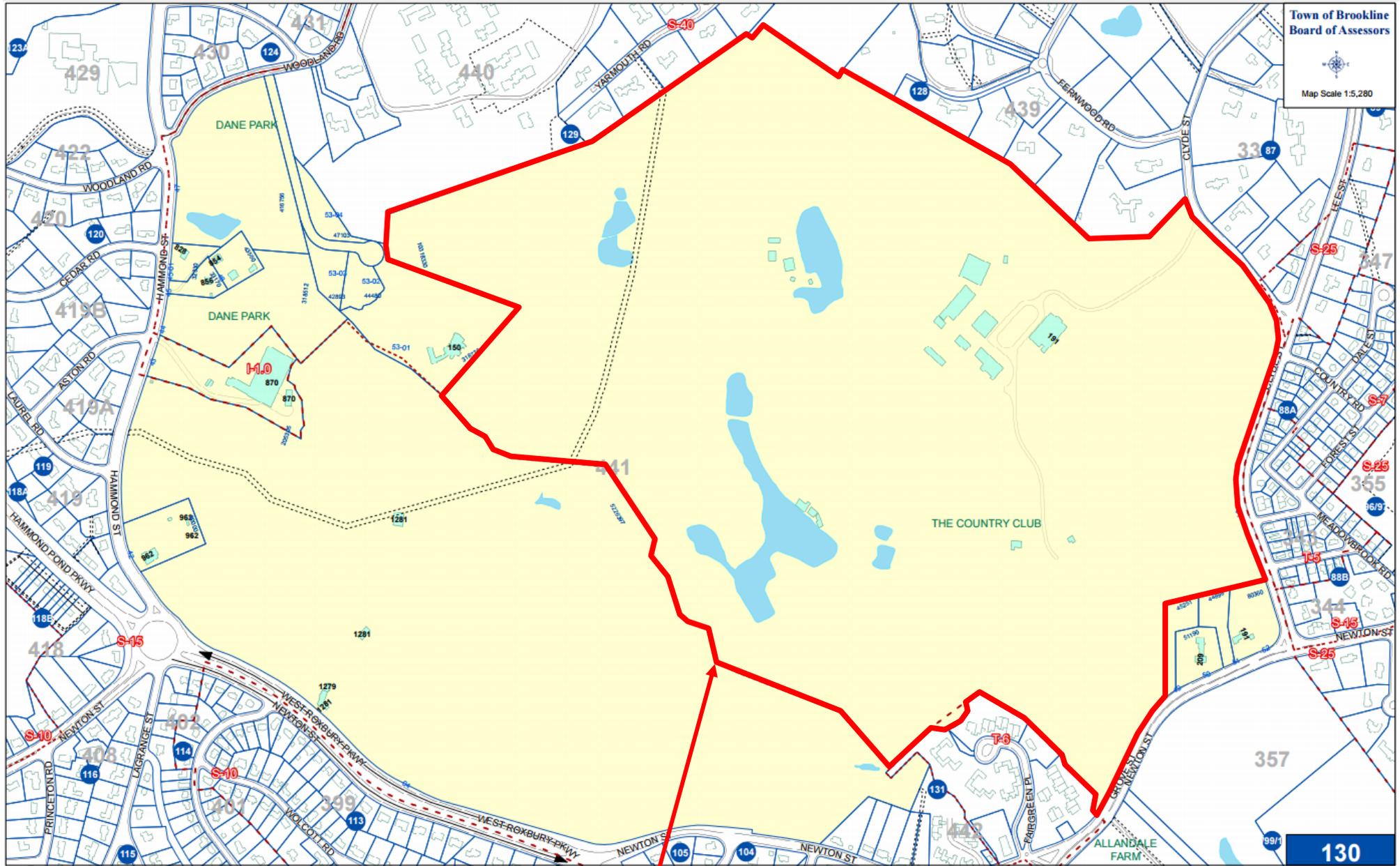
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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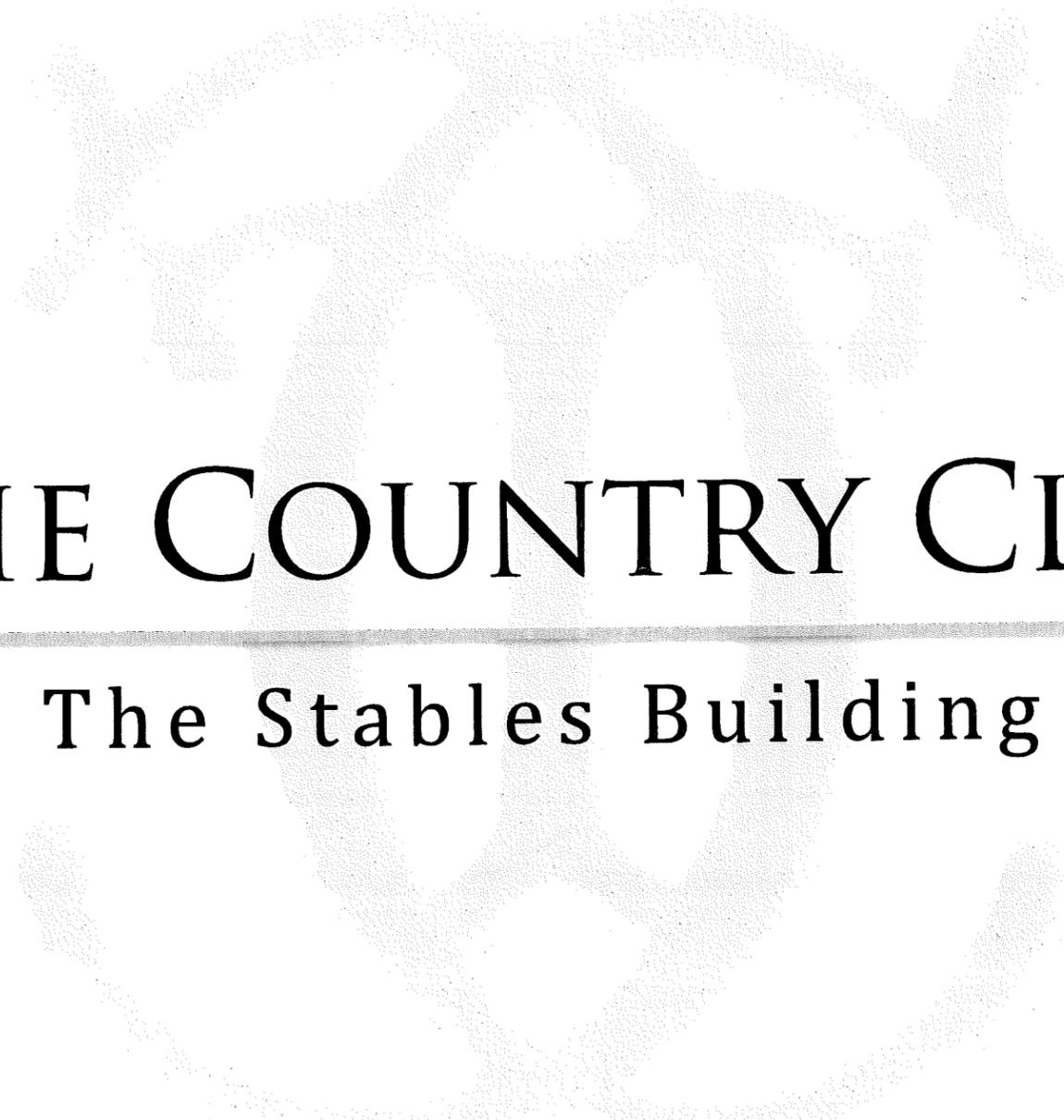


Front and rear facades of the existing Stables Building





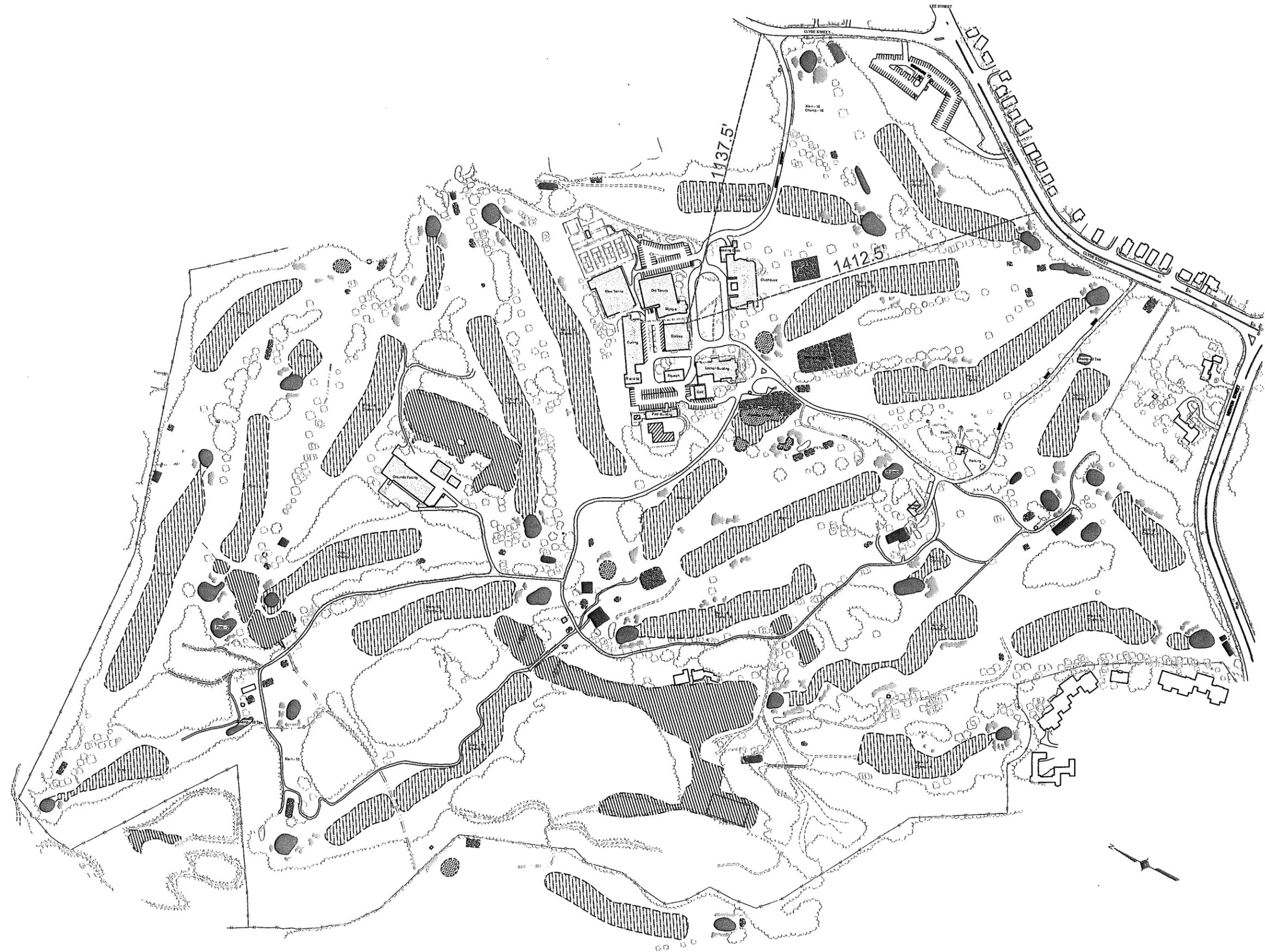
191 Clyde Street



THE COUNTRY CLUB

The Stables Building

December 9, 2015



The Country Club

Site Plan



The Country Club
 191 Clyde Street
 Brookline, MA 02467

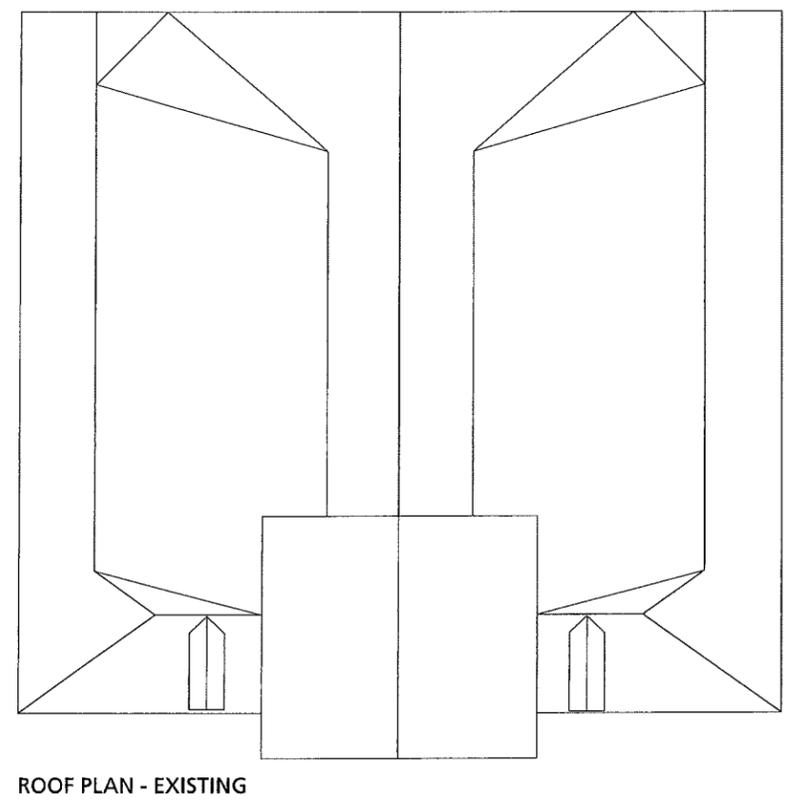
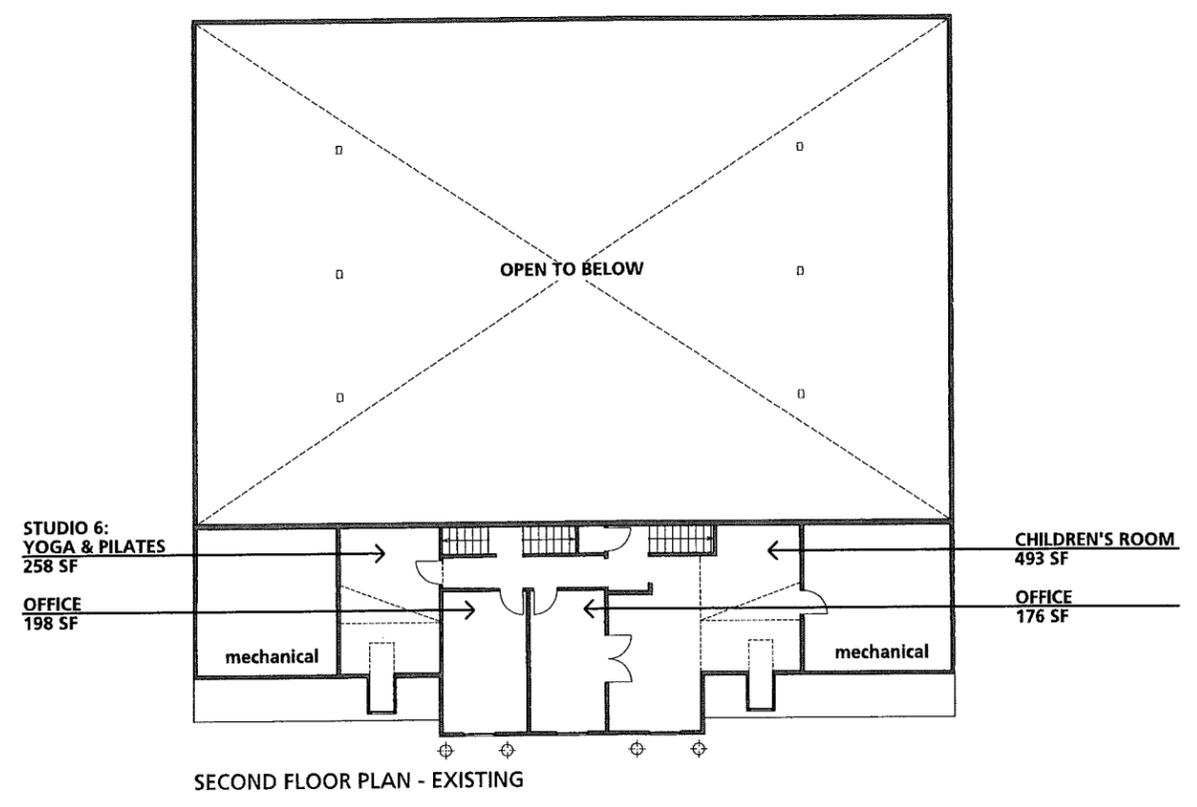
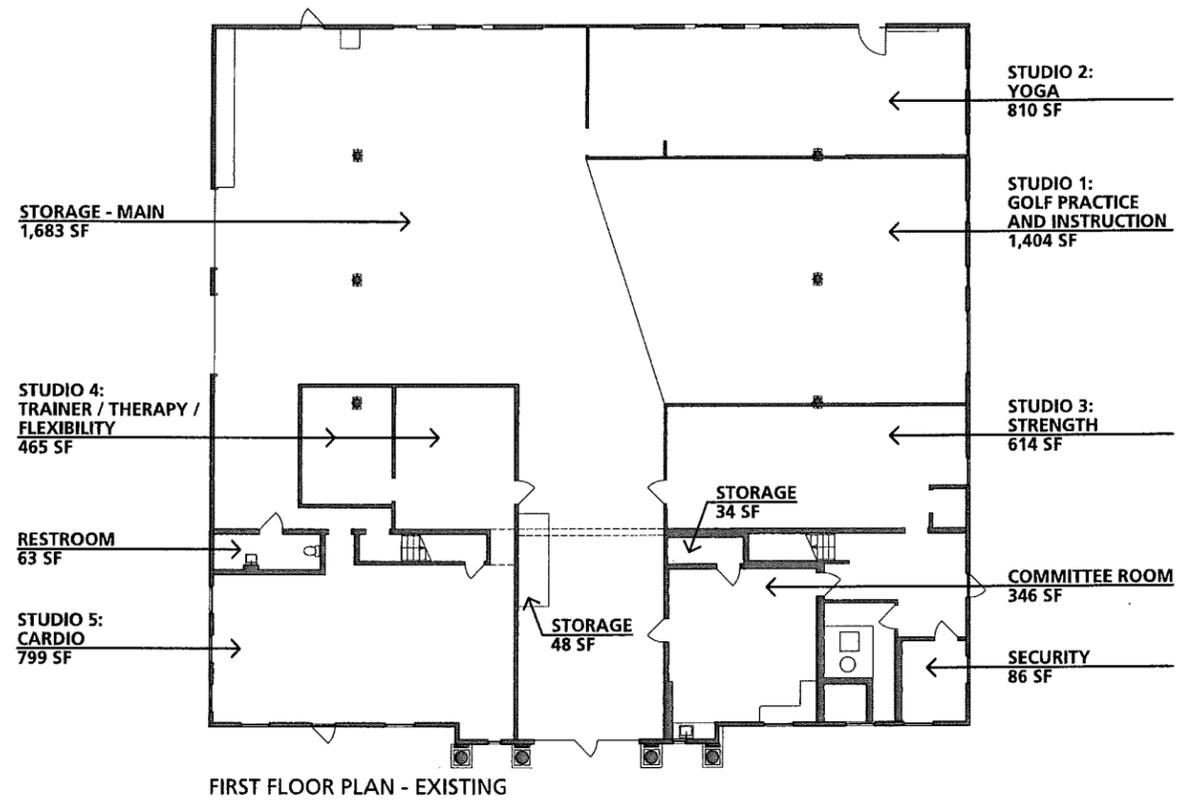
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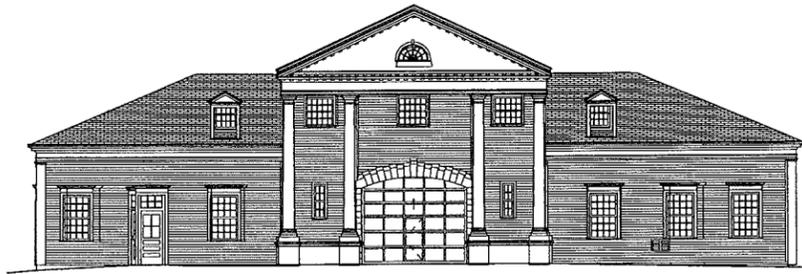
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ISSUE DATE: 10.01.12

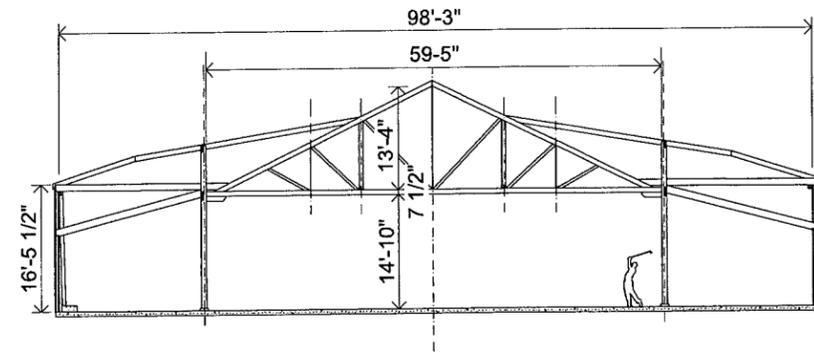
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SHEET 1 OF 1

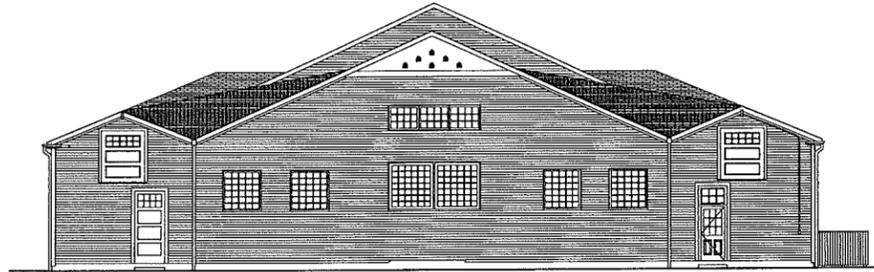




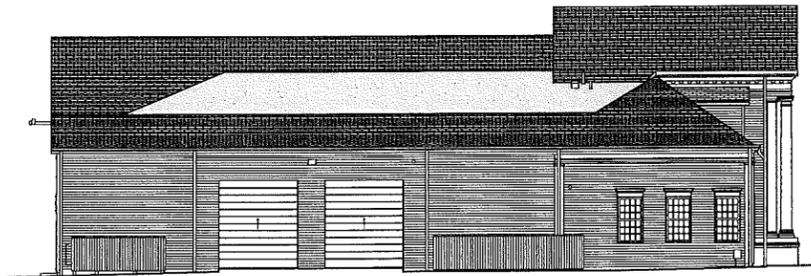
EXTERIOR ELEVATION - SOUTH - EXISTING



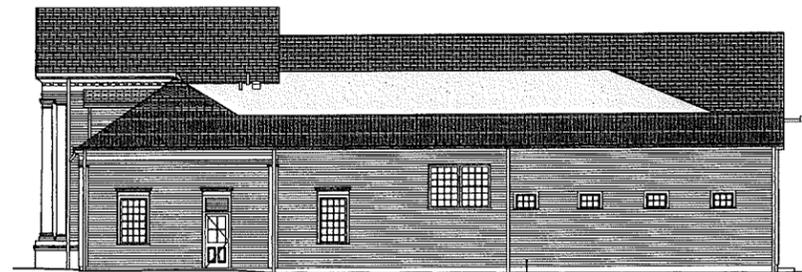
BUILDING SECTION - EXISTING



EXTERIOR ELEVATION - NORTH - EXISTING

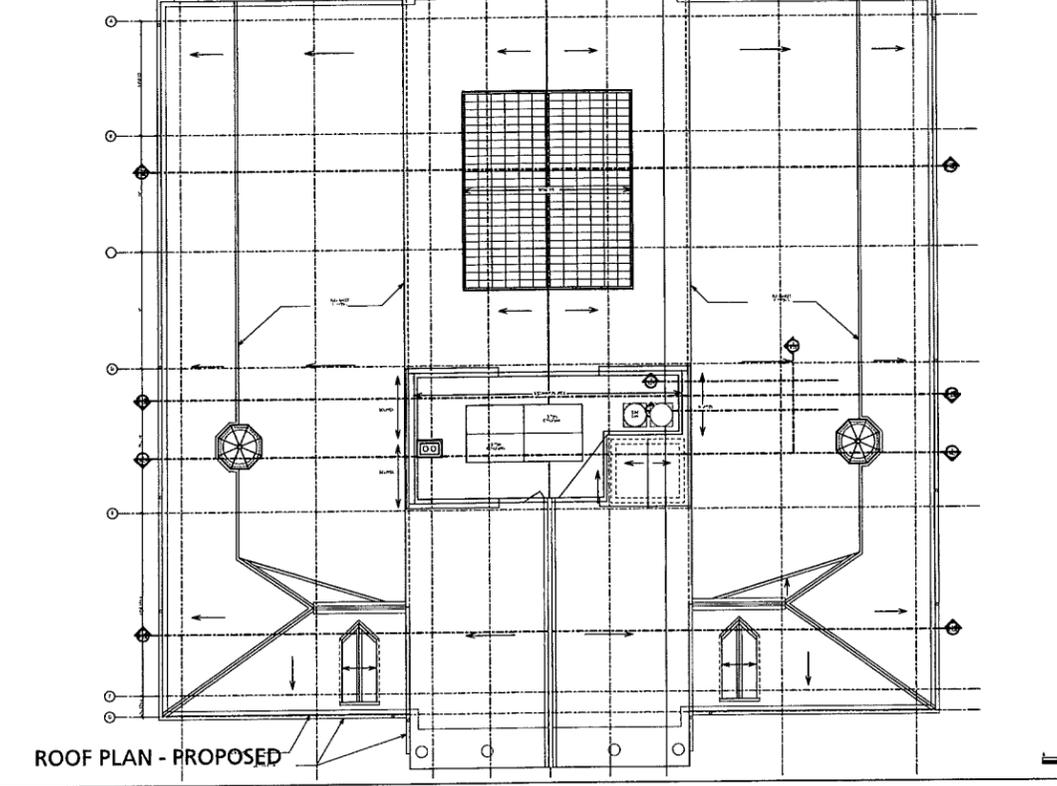
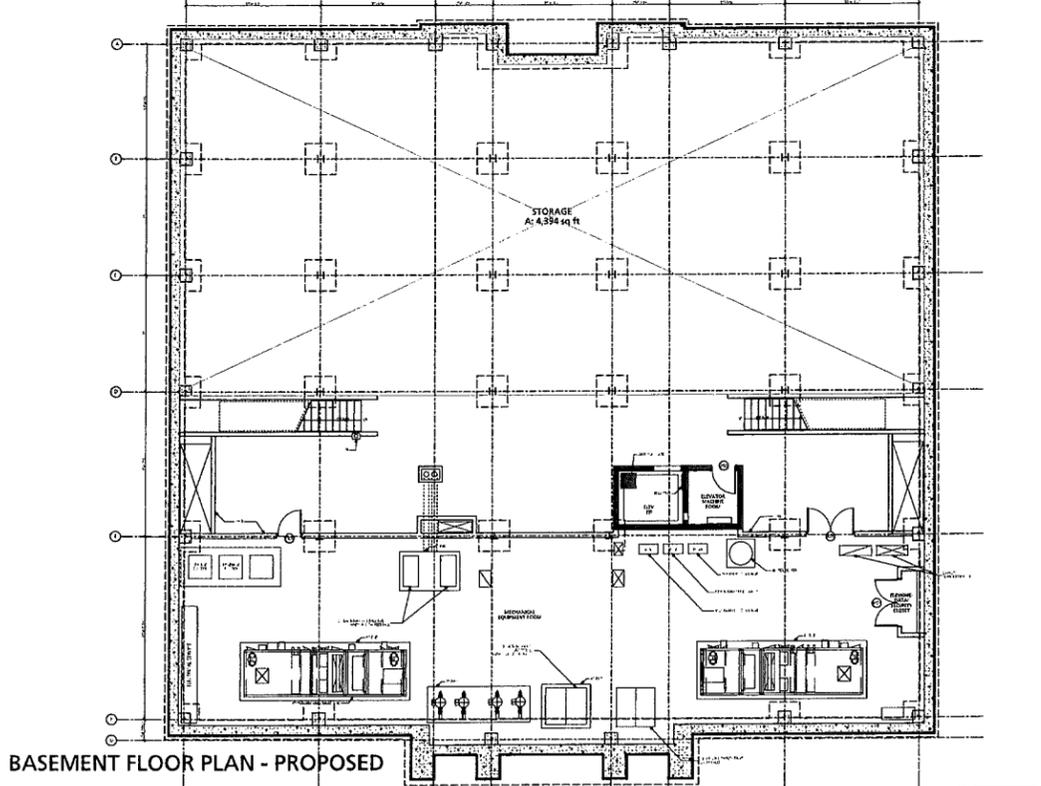
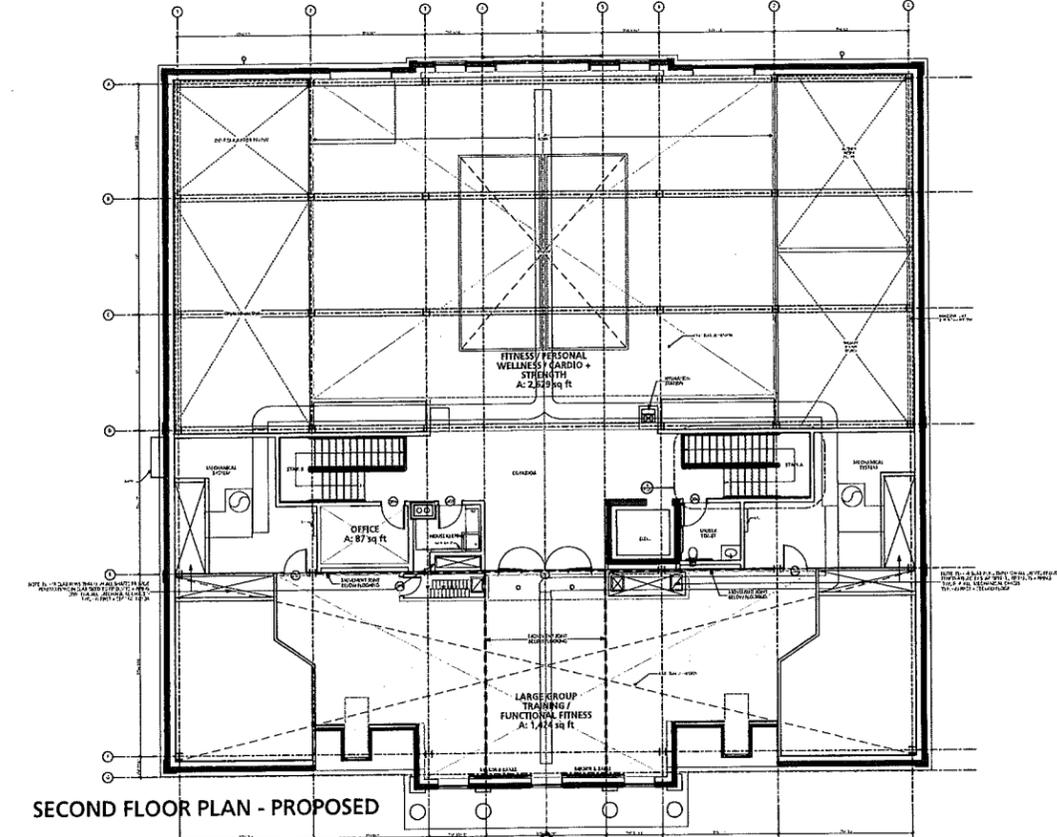
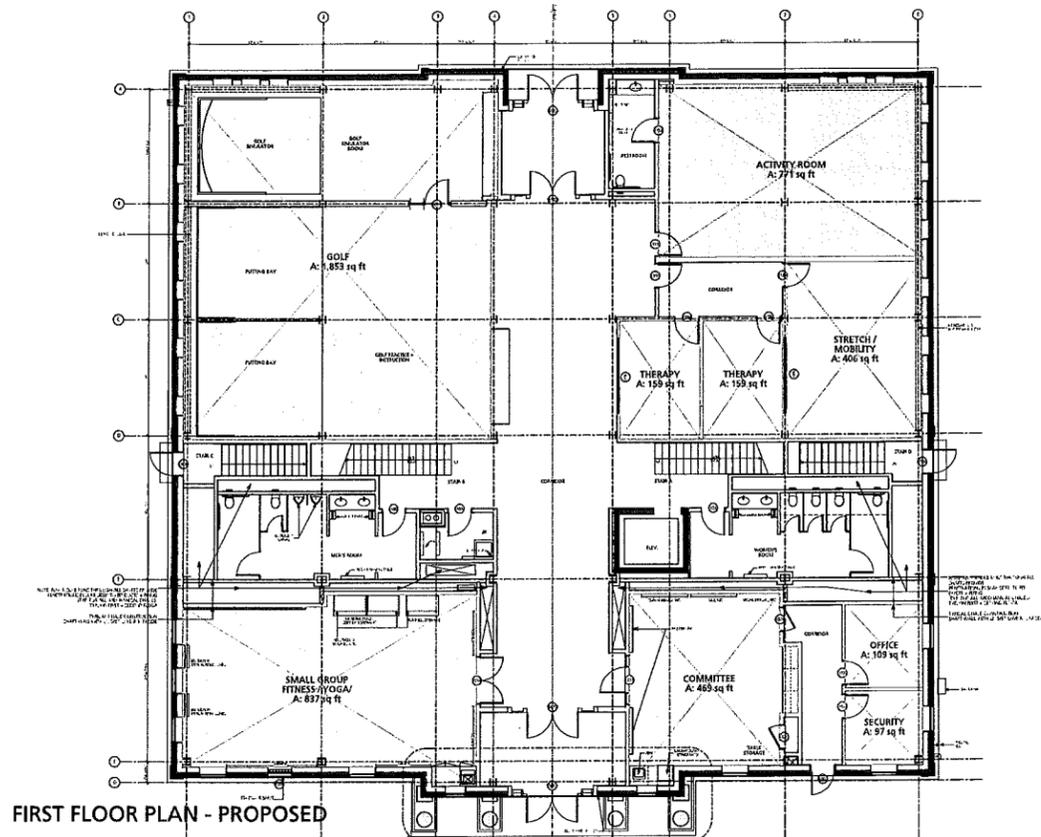


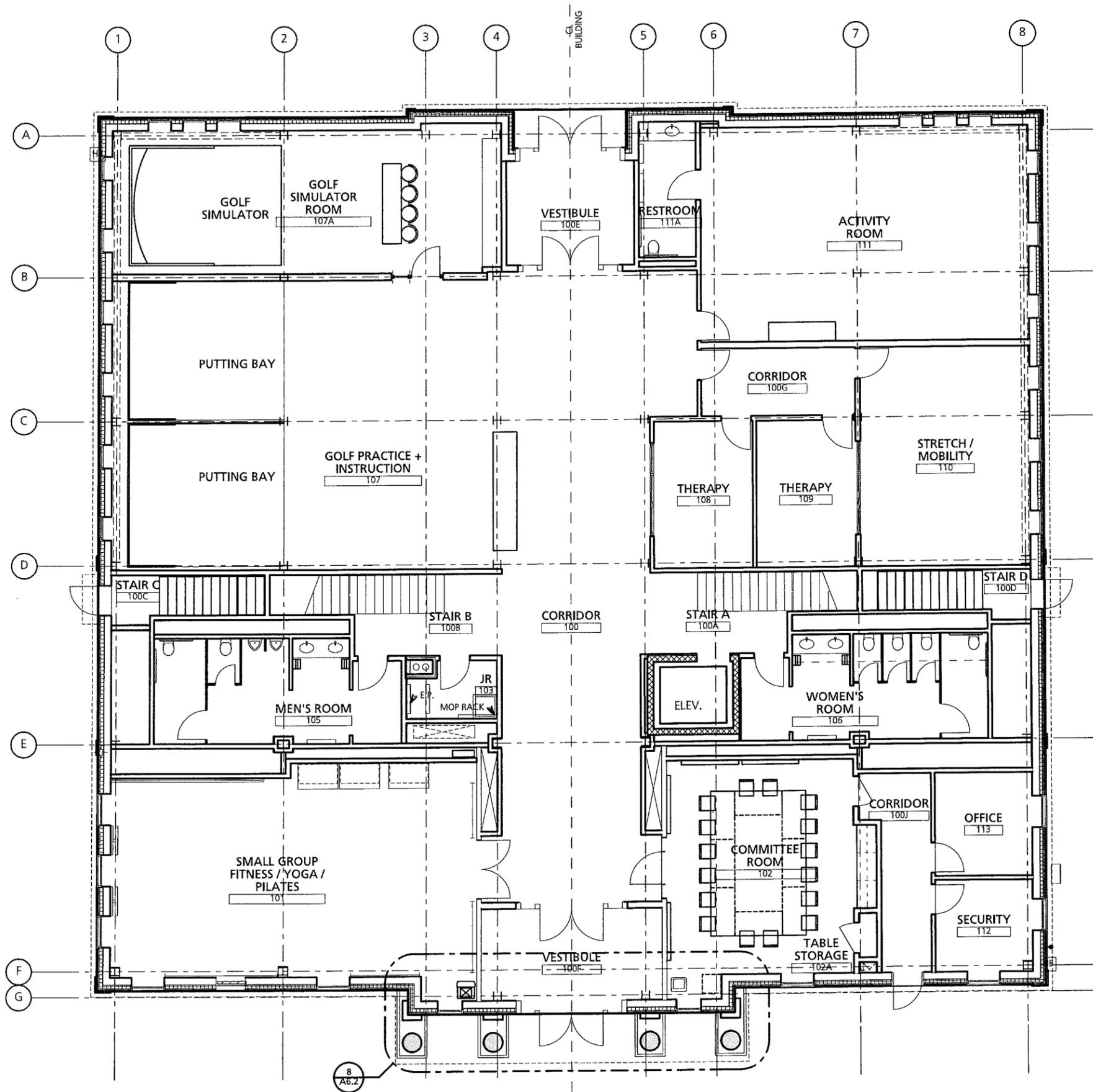
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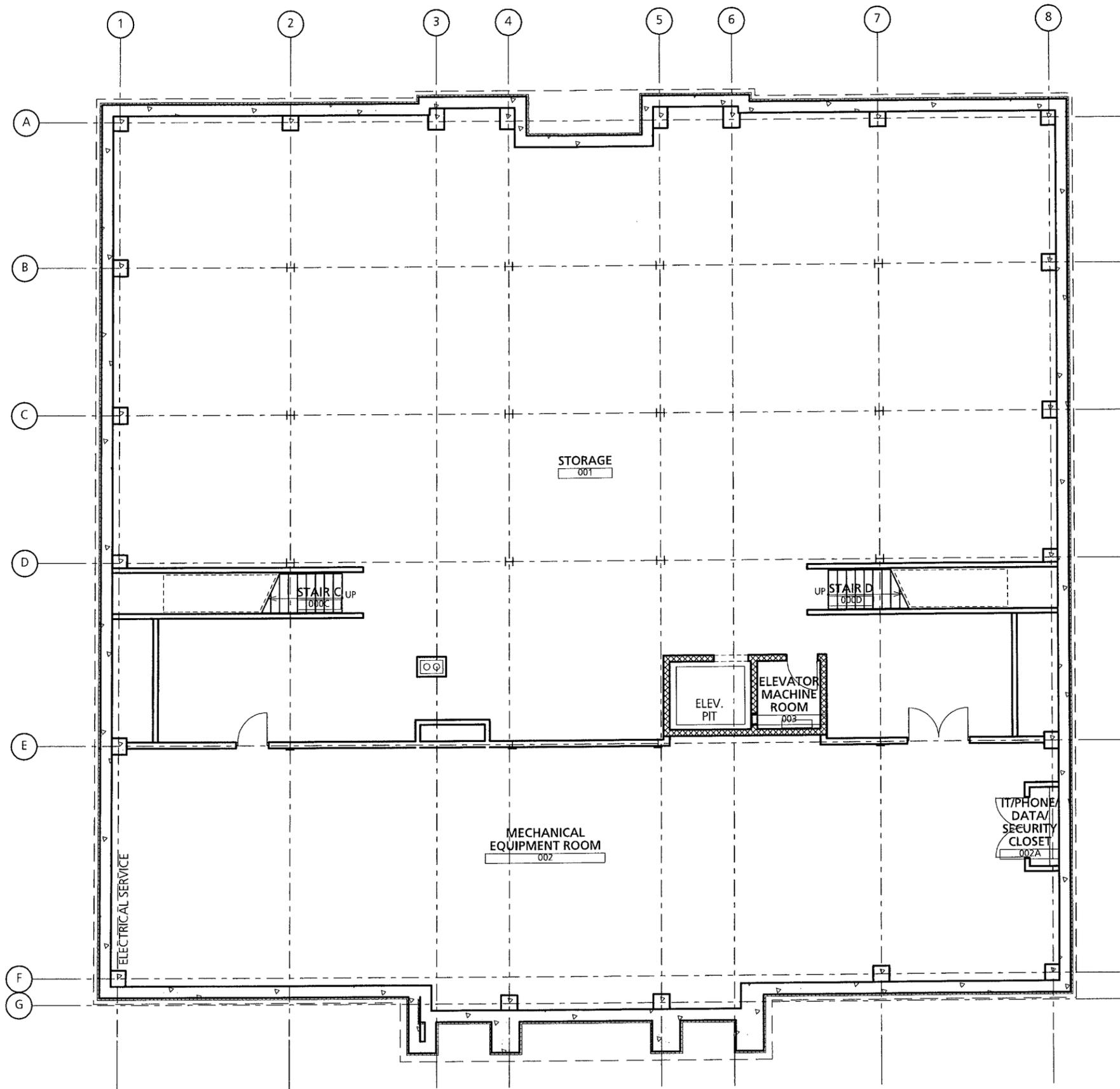


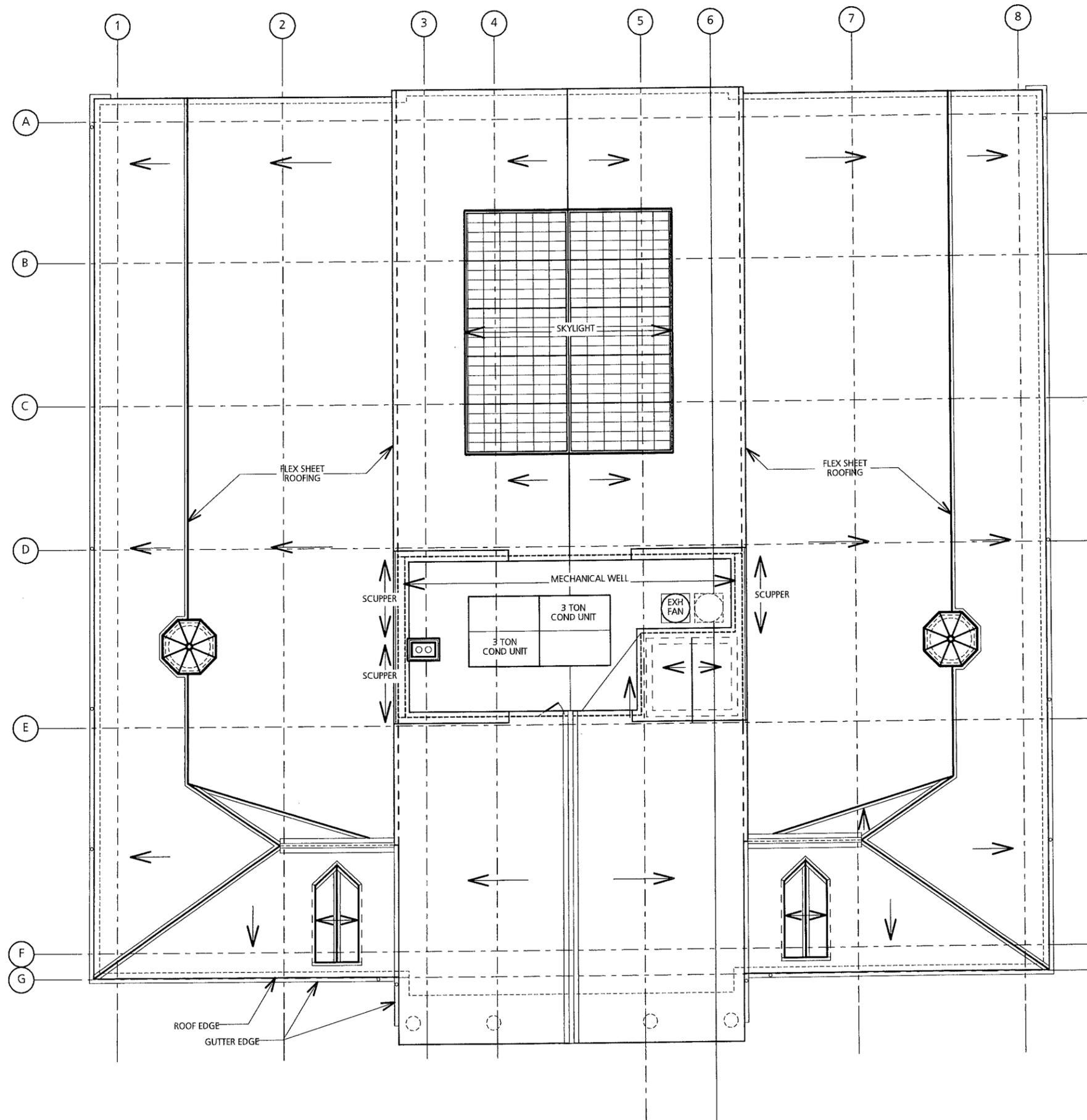
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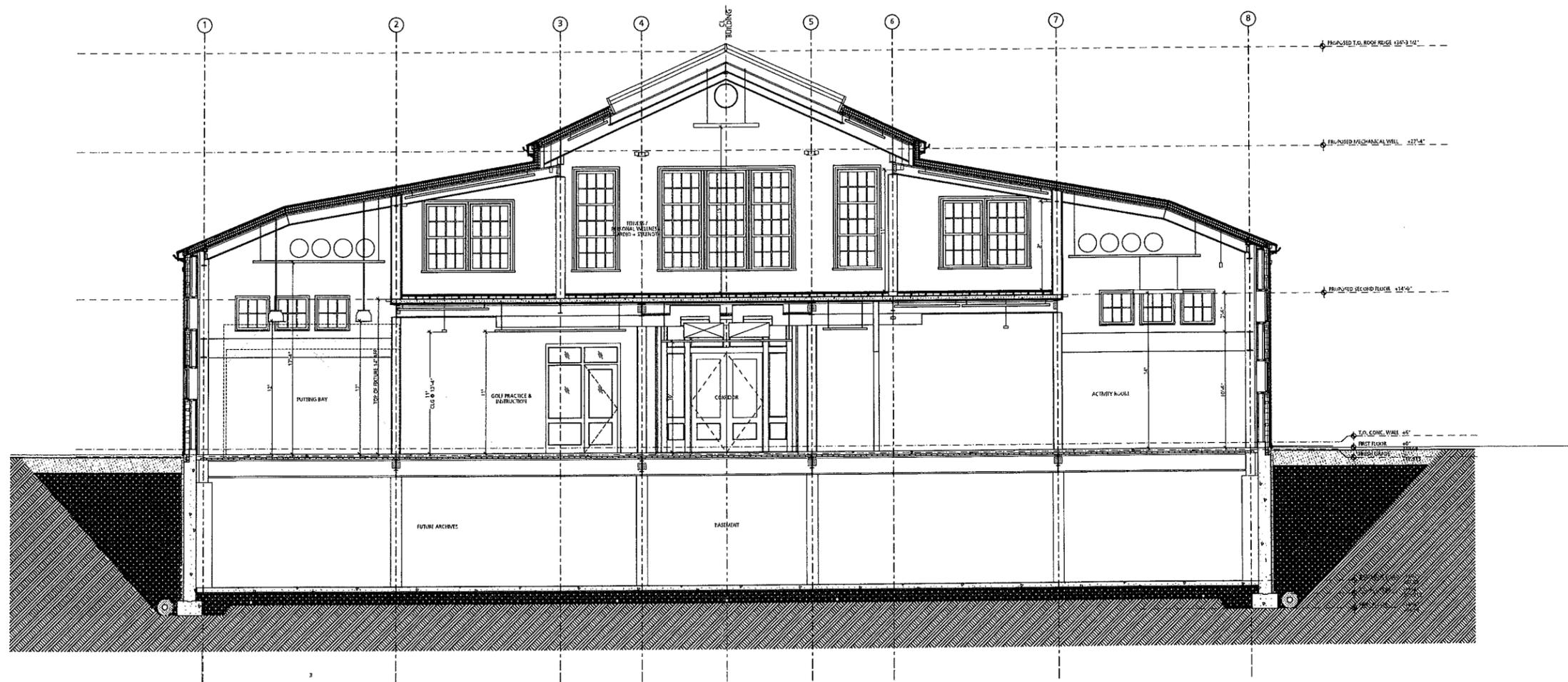




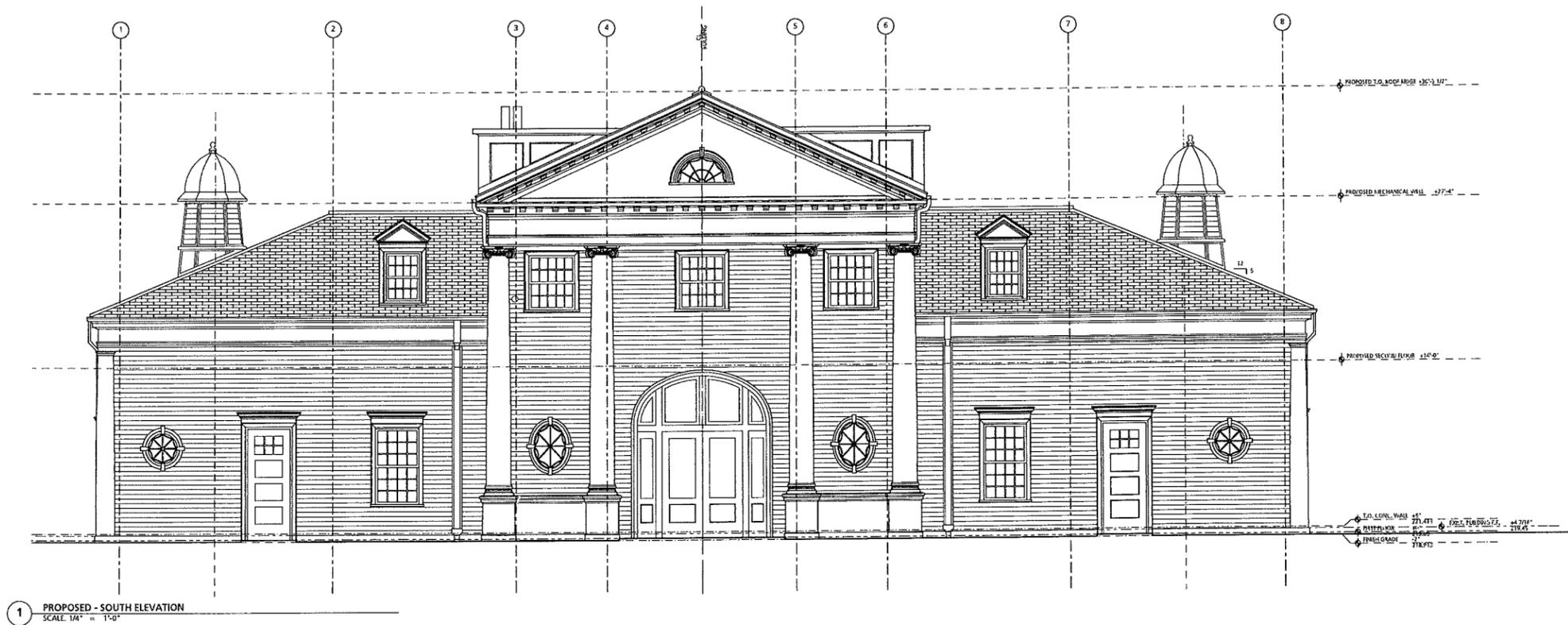








REAR SECTION
SCALE: 1/4" = 1'-0"



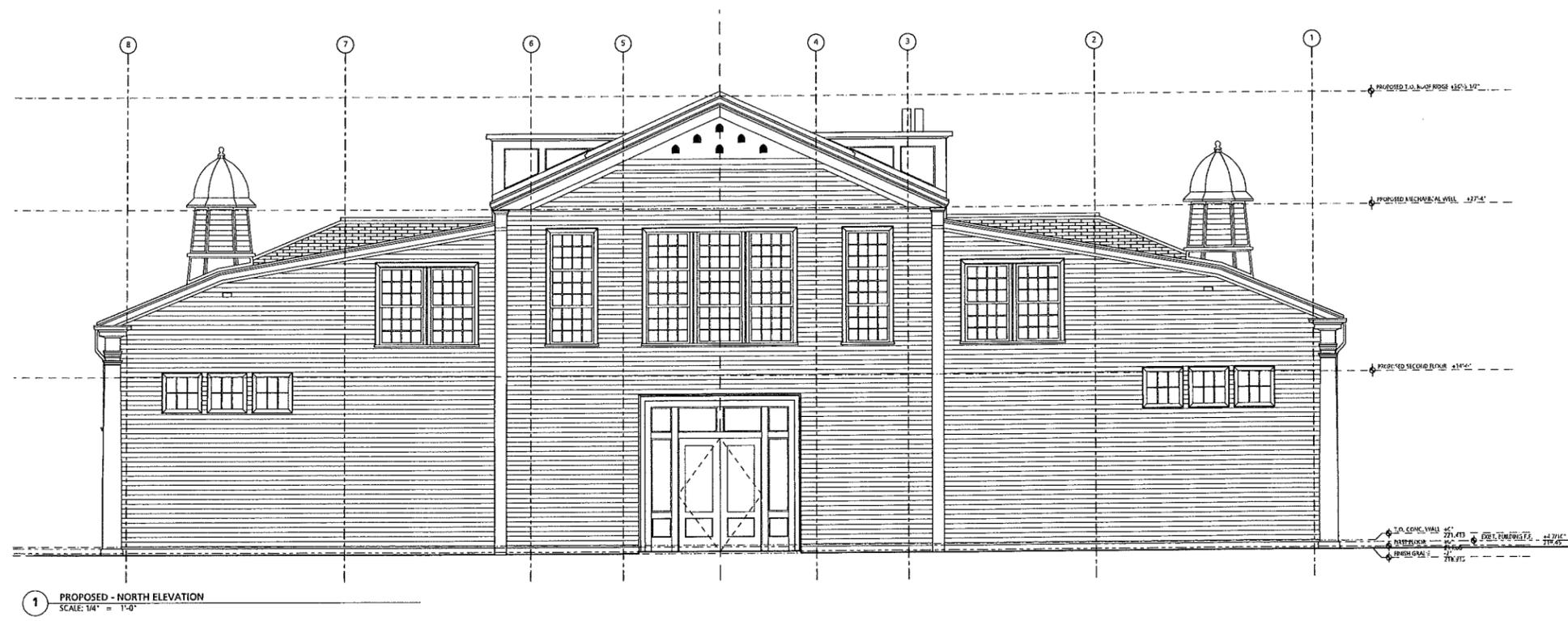
SOUTH ELEVATION - PROPOSED

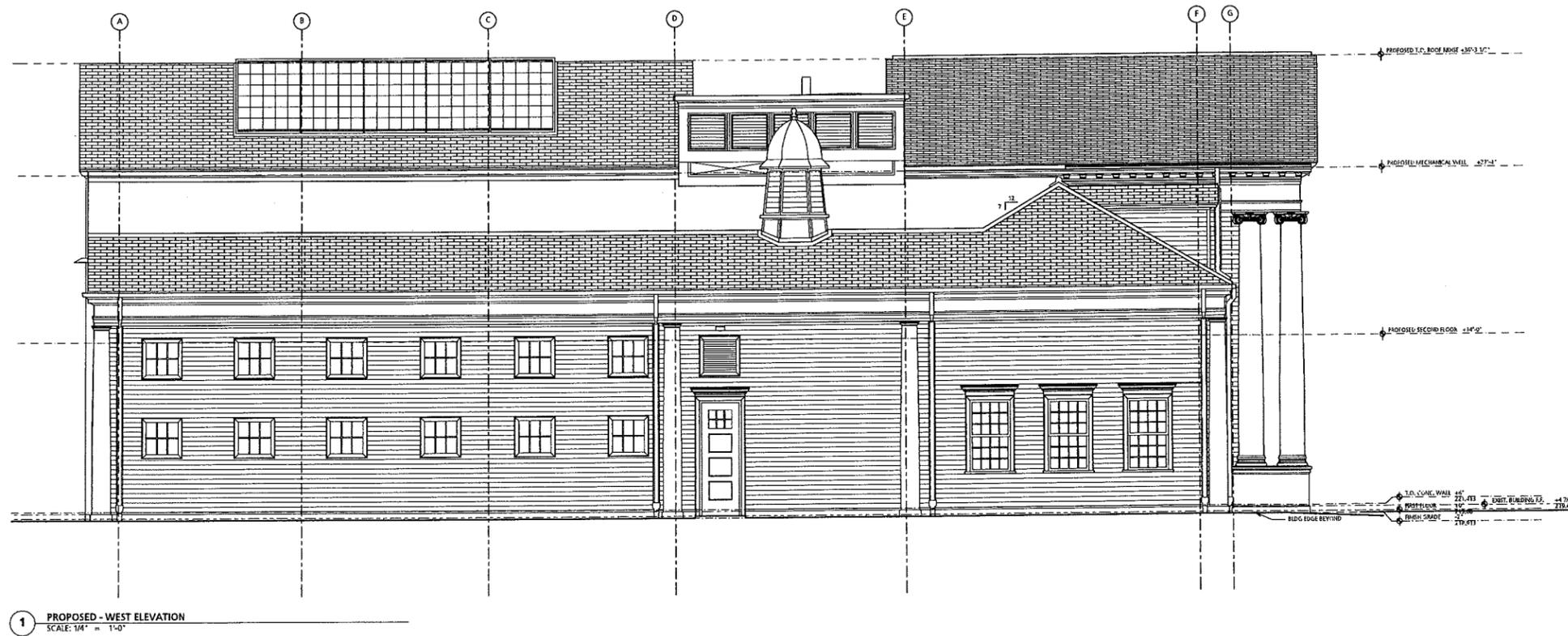
December 9, 2015

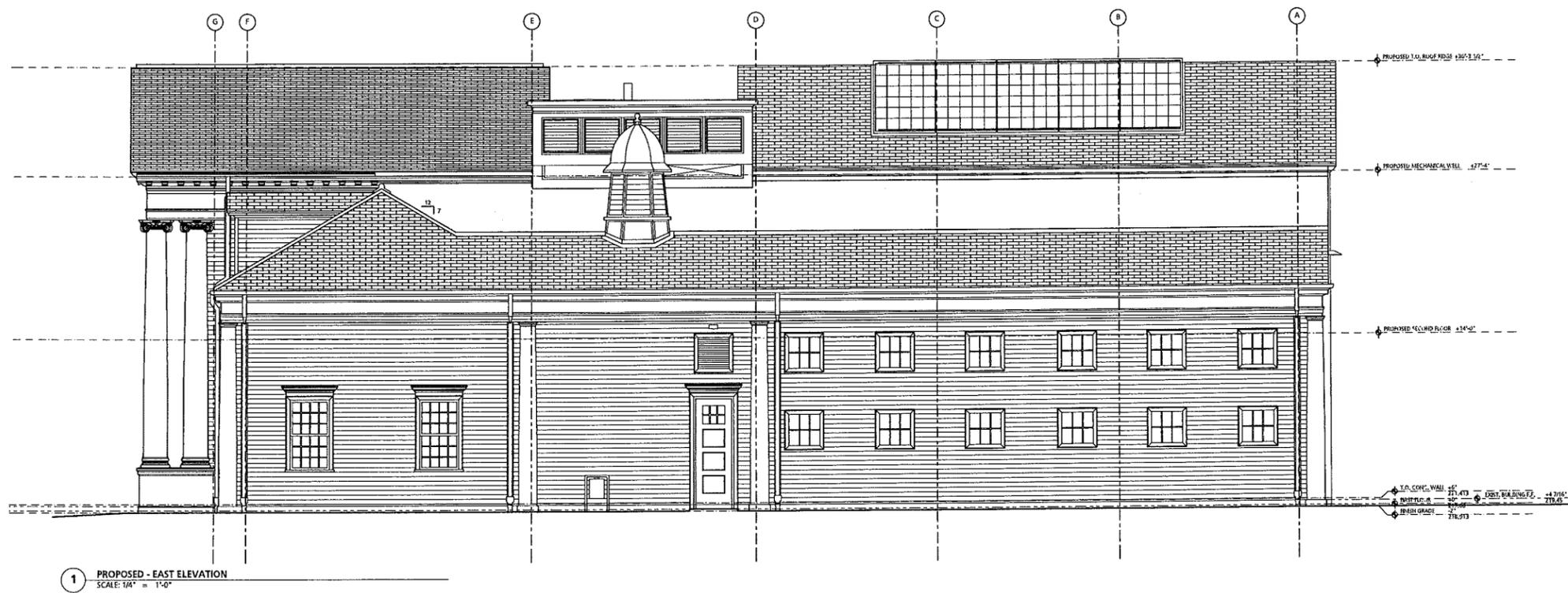
The Country Club

Robert Olson + Associates Architects

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EAST ELEVATION - PROPOSED

December 9, 2015

The Country Club

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