



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130 Fax (617) 730-2442
TTY (617) 730-2327

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

BROOKLINE PLANNING BOARD MEETING MINUTES **Room 111, First Floor, Brookline Town Hall** **July 24, 2014 – 7:30p.m.**

Board Present: Mark Zarrillo, Linda Hamlin, Robert Cook, Steven Heikin, and Jonathan Simpson

Staff Present: Timothy Richard and Polly Selkoe

Mark Zarrillo called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

42 Griggs Terrace – convert portion of basement for additional habitable floor area of 260 square feet, requiring FAR relief (8/7) Pct. 10

Polly Selkoe described the case and the zoning relief required.

Jake Walters, attorney, was present to discuss the case with the Board. He discussed the specifics of the property and the relief that the applicant is seeking to convert the basement to finished area.

Michael Oratovsky, architect, was present to discuss the case with the Board.

A resident of 50 Park Street was present and concerned about run-off and drainage, although 50 Park Street is higher than the subject property. He discussed a past court case about the fence between the properties. The applicant addressed the issue saying that the court case was decided in her favor. The Board informed the resident of 50 Park Street that the issue he was discussing was not related to the case at hand, which was converting space entirely within the building.

Mark Zarrillo *motioned to recommend approval.*

Linda Hamlin *seconded* the motion.

Voted (5-0): The Planning Board recommends approval of the proposal per the basement floor plans by Michael Oratovsky, dated 1/10/14, subject to the following conditions:

1. Prior to the issuance of a building permit, a final basement floor plan stamped and signed by a registered engineer or land surveyor, shall be submitted 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 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.

97 Fuller Street – convert portion of basement to additional habitable floor area of 1,025 s.f., requiring minimum landscaped and usable open space and FAR relief (8/14) Pct. 8

Polly Selkoe described the case and the zoning relief required.

Cameron Merrill, attorney, was present to discuss the case with the Board. He discussed the benefit that this proposal would provide. David O’Sullivan, architect, was also present to discuss the case with the Board.

Robert Cook asked how many units were in the building. Mr. O’Sullivan said that there were four units in the building and there would continue to be four units, and that this was only an expansion of the basement unit.

Mark Zarrillo did not think that there was a basis for a variance. Cameron Merrill discussed the unique character of the lot, as it was a corner lot, and there is an easement in the back of the property that limits the use of the lot.

Linda Hamlin commented that the proposed FAR was double what is allowed in this district.

Craig Bolon, 127 Fuller Street, was opposed to the proposal.

John Corvino, 91-93 Fuller Street, was present and opposed to the proposal and stated that a parked car could not fit under the rear deck and would block the easement leading to the backyards of the other connected buildings.

Nathan Chen, 95 Fuller Street, was present and opposed to the proposal and questioned whether there was safe emergency egress.

Mark Zarrillo *motioned to recommend denial*.

Linda Hamlin *seconded* the motion.

Voted (5-0): The Planning Board recommends denial of the site plan by John Hagen, architect, dated 3/20/2008.

85 Fairway Road – construct a one-story rear addition (322 s.f.), requiring design review and FAR relief (7/31) Pct. 13

Polly Selkoe described the case and the zoning relief required.

Robert Allen, attorney, was present to discuss the case with the Board.

Paul Worthington, architect, was present to describe the plans to the Board.

Steve Heikin asked if the applicant thought about moving one of the walls and opening up the kitchen more.

Mark Zarrillo thought that the proposal was a good use of space.

Mark Zarrillo *motioned to recommend approval*.

Jonathan Simpson *seconded* the motion.

Voted (5-0): The Planning Board recommends approval of the floor plans and elevations by Paul Worthington, dated 7/24/2014.

1. Prior to the issuance of a building permit, the applicant shall submit final floor plans and elevations, 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 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

186 Kent Street (Northeastern Field) – construct a pavilion with bleachers for 409 seats behind home plate, requiring parking relief (8/14) Pct. 3

Polly Selkoe described the case and the zoning relief required, and discussed submission of letters from the school department, traffic department and abutters.

Attorney Robert Allen was present to discuss the case with the Board. He told the Board that there are currently 1,750 seats. Mr. Allen reviewed the history of the field and told the Board that at one time there were over 3,000 seats in the field. The architect was present to discuss the case with the Board. He discussed the location of the new seats and the upgrades to the field.

Mr. Allen told the Board that during the baseball season the existing seats would be closed off and during the soccer season, the proposed seats behind home plate would be closed off.

Mark Zarrillo did not feel that there were enough bathrooms for the field. Mr. Zarrillo also was concerned about security lighting when the main lights are turned off. Mr. Allen said that there was not lighting pedestrian walkway for the baseball field, but there is lighting for the soccer field. He thought that there should be lights to lead people to the exit after the lights go out.

Nancy Daly, Board of Selectmen, told the Board that she had been in discussions with the neighbors and they do not want additional lighting on the field. She had concerns about the lack of parking in the area because this is a residential neighborhood.

Michael Gropman, Police Department, discussed the lack of parking in the neighborhood. He told the Board that he just found out about this proposal last week and that public safety aspects needed to be examined before this proposal could be approved.

Iso Papo, 212 Aspinwall Street and an artist, was present and thought that they should reduce the height of the press box. The college representative said they would do this.

Marla Engel, 32 Harrison Street, was present and concerned with the impacts to the neighborhood. She wanted to ensure that all abutters would be notified of future meetings with NU.

Robert Cook thought that it would be helpful to see several cross sections of the new bleachers in comparison to the neighborhood.

Julie Upadhyay, 163 Kent Street, was present and concerned with the height of the new seating area. She was also concerned with the traffic and the safety of the neighborhood.

Tom Weden, 205 Kent Street, was present and told the Board that he enjoyed having the field across the street. He said that the noise in the neighborhood has increased over time and said that the music was much too loud for the area. A representative from Northeastern said that they have a sound engineer to address the issue.

Michael Gropman stressed that a traffic study is necessary. Robert Allen did not think a traffic study is necessary because there will be less seats. Mark Zarrillo agreed and thought that this was common sense and a traffic study was not necessary. However, he did think that it would be helpful to have a traffic engineer examine this proposal.

Michael Gropman said that they needed to know more about parking for shuttle busses, traffic volumes on the street and usage of the field. Mark Zarrillo did not think that the Board should hold this project up and require a traffic study prior to approval. He thought that they should conduct a traffic study after approval.

Polly Selkoe told the Board that there is not enough information regarding the vehicular circulation on the site and no dimensions of the drives and parking spaces were given.

Linda Hamlin thought that there should be more information regarding the times that there would be traffic as a result of this proposal.

Steve Heikin thought that there are a lot of good reasons to conduct a traffic study for this proposal.

Robert Allen said that he would agree to continue the case to a future date to give them time to meet with Captain Michael Gropman and Todd Kirrane from the Transportation Department.

Brookline Place Preliminary Presentation

Polly Selkoe explained that this proposed development is located at One and Two Brookline Place between Pearl Street, Brookline Avenue and Washington Street and is owned by Boston Children's Hospital (5 Brookline Place will not be redeveloped as part of the project).

At Two Brookline Place, the existing two story building will be replaced with an eight story mixed-use building on the corner of Pearl and Washington Streets. The ground floor will contain retail space, common space and loading dock areas. The higher floors will contain medical and general office space. At One Brookline Place, an addition will expand the current medical office building for more medical office use. A 683 car parking garage will be built on the site of the existing 359 space parking garage and surface parking areas.

George Cole, project manager, introduced architect Sam Norod. A power point presentation was given [see submission dated 6/30/2014] with an overview of the previous project and the currently proposed project. The current project has Two Brookline Place moved away from Station Street and toward Washington Street.

Polly Selkoe explained that the article in today's TAB was incorrect about a bike track being eliminated from the original Gateway East project. There was never one proposed, although there is a continuous 5' shoulder. The possibility of bike accommodation will be explored.

Susan Halpern, Brook House, stressed that the appearance on the side facing Brook House is important.

Polly Selkoe listed the pool of candidates that were available to serve on a DAT for Brookline Place. They were: Mark Zarrillo, Linda Hamlin, John Bassett, Antonia Bellalta, Edie Brickman, Cythia Gunadi, Stere Lacker, and Arlene Mattison.

Mark Zarrillo made a motion to approve all of the candidates on the list for the Brookline Place DAT.

Robert Cook seconded.

Voted (5-0): to approve the Brookline Place DAT as listed above.

ANR Plans were then endorsed (5-0) as Approval Not Required subdivisions for 20-28 Lyon Road and 239-241 Walnut Street.

Meeting adjourned.

Materials Reviewed During Meeting

- Staff Reports
- Site Plans and Elevations
- Minutes of the June 26, 2014 Planning Board Meeting