



# *Town of Brookline*

## *Massachusetts*

### **Planning Board**

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Steven A Heikin, Chair  
Robert Cook, Clerk  
James Carr  
Linda Hamlin  
Blair Hines  
Matthew Oudens  
Mark J. Zarrillo

## **BROOKLINE PLANNING BOARD MEETING MINUTES**

### **Town Hall, 6<sup>th</sup> Floor Conference Room**

**January 8, 2020 – 8:15 a.m.**

**Board Present:** Steven Heikin, Linda Hamlin, Mark Zarrillo, Blair Hines, James Carr.

**Staff Present:** Polly Selkoe, Victor Panak.

Steve Heikin called the meeting to order at 8:24 AM.

### **SIGN AND FAÇADE CASES**

#### **6 Webster Street – Signage for the Boston Worker’s Circle consisting of a façade sign and a street sign.**

Victor Panak provided a brief summary of the proposal and noted that the Planning Department was supportive.

Mr. Heikin asked a few minor questions about the design and whether the name was spelled in error.

Mr. Heikin moved to approve the sign plans.

Mr. Zarrillo seconded the motion.

The Board voted 5-0 in favor.

**Therefore, the Planning Board approves the plans submitted on November 13, 2019, subject to the following conditions:**

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director of Regulatory Planning or Designee.**

**128 Rawson Road – Plan review as required by ZBA Case #2720 (120-124 Rawson Road, 1985) if a third lot of a subdivision is developed regarding the structure’s siting, orientation to the street, lot topography, and adjacent dwellings.**

Ms. Selkoe provided the Board with a brief summary of the history of the case and explained why the current proposal was required to go before the Board for site plan review.

Jeffrey Allen, attorney for the applicant, gave a brief presentation on the proposal and emphasized that the Board’s review of the site plan should be limited to the siting of the building to ensure its consistency with the siting of buildings on adjacent properties.

Mr. Hines requested that a plan showing the topography be submitted since the topography is the main factor affecting the siting of the structure. Mr. Hines and Mr. Heikin also raised concerns with tree removal that might occur as a result of any regrading. The Board and Mr. Allen continued to discuss what plans and information the Board was entitled to request. It was agreed that the elevation drawings should be revised to improve their accuracy, a site plan with contour lines should be provided, a landscape plan and tree protection plan should be submitted, and retaining wall information should be provided.

The case was continued to a future meeting.

**420 Harvard Street – Signage for the mixed-use 40B development at 420 Harvard Street**

Mr. Panak introduced the proposal and noted that the Planning Department was supportive.

Ms. Hamlin felt that the signage for Re/Max was too large and that the balloon icon should be eliminated. Mr. Hines agreed. Mr. Heikin suggested that the writing for the Re/Max sign should be reduced to match the proportions of the PrimeLending sign.

The Planning Board briefly discussed the residential signage. The Board felt that it was a little bit ill-thought out in that it doesn’t adequately identify the main entrance. It was suggested that an additional address sign be installed next to the main residential entrance on Fuller Street.

Mr. Heikin moved to approve the proposed signage with discussed conditions.

Mr. Hines seconded the motion.

The Board voted 4-1 in favor.

**Therefore, the Planning Board approves the plans by ViewPoint Sign and Awning, dated 11/20/19 subject to the following conditions:**

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director of Regulatory Planning or Designee.**
- 2. The proposed signage shall be revised to: 1) eliminate the balloon logo associated with Re/Max, and 2) reduce the size of the Re/Max business name to be consistent in proportions with the Prime Lending business name.**

**1298 Beacon Street – Signage for façade and awning for Drink Me**

Shayna Gallinat, attorney for the applicant, presented the proposed signage to the Board.

Mr. Heikin noted that the proposed signage was shown as situated lower on the building than adjacent signage. He suggested that the signage be modified so that the bottom of the letters are at the same height as the bottom of the sign band for VisionHouse. Other Board members agreed.

Mr. Heikin moved to approve the proposed signage.

Mr. Carr seconded the motion.

The Board voted 5-0 in favor.

**Therefore, the Planning Department recommends approval of the plans by AZ Signs & Storefronts, submitted 1/8/2020, subject to the following conditions:**

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director of Regulatory Planning or Designee.**
- 2. Any and all sign illumination shall be limited to the store's hours of operation.**

**MEETING ADJOURNED.**

**Materials reviewed during meeting include:**

Staff Reports, Plans, and Designs.