



# Town of Brookline

## Massachusetts

**PLANNING BOARD**  
Steve Heikin, Chairman  
Robert Cook, Clerk  
James Carr  
Linda K. Hamlin  
Blair Hines  
Matthew Oudens  
Mark J. Zarrillo

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### **BROOKLINE PLANNING BOARD MINUTES** **Room 111, Brookline Town Hall** **January 17, 2019 – 7:30 p.m.**

**Board Present:** Steve Heikin, Bob Cook, Matt Oudens, Blair Hines, Mark Zarrillo

**Staff Present:** Karen Martin, Polly Selkoe

Mr. Heikin called the meeting to order at 7:30 pm.

#### **BOARD OF APPEALS CASES**

**15 Lanark Road**– add dormer and convert 2-unit dwelling to 4 units requiring relief for conversion, rear and side yard setback and design review (1/24) Pct. 13

Polly Selkoe described the proposal and the zoning relief required.

Architect Michael Kim presented the existing conditions and proposed plans in a power point presentation.

There was discussion of the parking and a relocated retaining wall.

Planning Board members would have preferred less parking but seven spaces are required.

Planning Board members don't like the dormer built to one of the edges.

Blair Hines suggested one of the parking spaces should have a dual use as a patio with permeable pavers. He also doesn't like the basement unit. More information is needed about the site grading, especially around the parking, and a section is needed.

Matt Oudens suggested the dormer should be smaller and could be if bedrooms were smaller.

The Planning Board would support a variance for parking if it were reduced. The Board would prefer to see the 7 spaces lined up rather than two tandem spaces at the end. They would also like to see some additional windows on the facade.

Mark Zarrillo opposed the current design of the dormer.

The Planning Board asked the applicant to return with a revised design and parking plan, and the applicant agreed to do so and delay his Board of Appeals date.

**1258 Beacon Street**– construct roof deck requiring relief for front yard setback (1/31) Pct. 10

Karen Martin described the proposal and the zoning relief required.

Anthony Sanchez from Recover Green Roofs presented the plans for the roof deck. There will be planters around the perimeter. Mr. Sanchez clarified that the roof deck will be for the exclusive use of one condo owner.

Susan Houston, an abutter, asked to see the plans.

There was a suggestion by the Board to make the planter taller and use that in place of a railing. The applicant stated that he thought the planters would then be too heavy for the roof.

Susan Houston, 1258 Beacon Street, stated that, although the trustees had met with the applicant and approved the plans, they were concerned about construction impacts.

After further discussion,

The Planning Board voted to **recommend approval of the site plan dated 11/15/2018 by Michael Clifford and the roof plans dated 8/1/2017 by Recover Green Roofs subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan and roof plan 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 landscaping plan for the roof area subject to the review and approval of the Assistant Director of Regulatory Planning.
3. 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) a final roof plan stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**1663 Beacon Street**– convert retail space to veterinary office requiring relief for use (2/14) Pct.

Karen Martin described the proposal and the zoning relief required.

Attorney Bob Allen representing the Callahan family and their practice explained that they have many locations and have been in business since 1926. The building is in disrepair.

Mr. Callahan gave some background to his business. The space will be completely renovated.

Polly Selkoe explained that they will also need review by the Health Department.

Howard Wornick, the owner of the strip of storefronts at 1663 Beacon Street, believes this will be a beneficial use for the neighborhood.

Steven Heikin motioned to recommend approval.

Bob Cook seconded.

The Planning Board voted to **recommend approval of the proposal and the floor plans by D.F Valente Architect & Planner, dated 10/16/2018, subject to the following conditions:**

1. Prior to the issuance of a building permit, a final floor plan and elevations indicating all salient dimensions, shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. The applicant shall take all such action that may be necessary to eliminate all noise and odor impacts on neighboring businesses, including but not limited to the installation of an appropriate ceiling system for limiting noise transfer and quick cleanup and disposal of all animal waste.
3. All waste from the veterinary clinic and pharmacy/lab/Sharps and Infectious Waste shall be disposed of appropriately and in compliance with all applicable Environmental and health regulations.
4. The operator must apply for and obtain a Keeping of Animals Permit from the Brookline Department of Public Health. Should the level of dogs kept at site exceed 4 or more dogs overnight a kennel permit must be obtained from the Town Clerks Office.
5. 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 and elevations stamped and signed by a registered engineer or architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**654 Chestnut Hill Ave (continued)** – construct addition and expand third story requiring relief for lot size, FAR, and side yard setback (1/24) Pct. 14

Karen Martin described the proposal and the zoning relief required.

This is a continued case and the applicants had been asked to lower the height and modify the design.

Attorney Bob Allen explained that the Preservation Commission also reviewed this proposal and wanted to keep the gables. The architect showed the plans and explained the modifications.

The Board felt that the modifications were appropriate and understood that the applicant did not want to add dormers to either side. They supported the lowered roof height.

Steve Heikin moved to recommend approval.

Bob Cook seconded.

The Planning Board voted to **recommend approval of the site plan by Peter Nolan dated 1/9/2019 and the floor plans and elevations by Morton Design dated 12/20/2018 subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, 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 a final landscaping plan, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. 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: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and elevations stamped and signed by a registered architect or engineer; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

#### **REVIEW OF PREVIOUSLY APPROVED ZBA CASES**

**1200 Beacon Street** – final design review of previously approved design, Pct. 1

Attorney Bob Allen said that he had met with some of the neighbors.

The architect went over the plans and the revisions which include a larger corner plaza, planters along Beacon Street and removing interior plantings [See Power Point Presentation.]

Steve Heikin wondered about the interior rooms and whether they meet building code.

Karen Martin had spoken with Building Commissioner Dan Bennett about this and he saw no problem.

There was a discussion of the green wall on Beacon Street. Blair Hines and Mark Zarrillo felt it would not work. Mark Zarrillo recommended a green screen, not a green wall.

Susan Houston, 1858 Beacon Street, asked about ADA access and added she would like benches in the open space area.

Debra Brown, abutter, stated that she had supported the proposed improvements. However, there are operational issues and she would like to know how they will be addressed. Also, the slope of the driveway should not be too steep.

Chari Puri, an abutter, asked about the coffee shop, the restaurant, the location of the dumpster, and how long construction will last.

The architect responded that when a contractor is hired a schedule will be generated.

David Rose, 195 St. Paul Street, asked about the bollards. Neighbors had requested them.

The Planning Board thought the bollards should be eliminated.

The Planning Board would like a review of materials and colors.

David Rose asked about more lighting.

They will come back to the Planning Board to show final site landscaping.

Accent lighting under benches was suggested.

Steve Heikin made a motion in favor

Matt Oudens seconded.

The Planning Board voted to **recommend approval of the plans by Group One Partners, dated 10/18/18, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, parking plan, floor plans, roof plan (including location of condensers), and elevations indicating all materials and colors, subject to the review and approval of the Planning Board.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to the review and approval of the Planning Board.
3. Prior to the issuance of a building permit, the applicant shall submit a construction management plan, subject to the review and approval of the Building Commissioner.
4. Plans for signage shall be approved by the Planning Board at a future date.
5. 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: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and building elevations; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

## **OTHER BUSINESS**

Planning Board Minutes – 1/17/19

The Board voted (5-0) to approve the minutes of the January 3<sup>rd</sup> Planning Board meeting.

**Materials Reviewed During Meeting:** Staff Reports, Zoning Texts, Site Plans, Elevations

**The meeting was adjourned.**