



Town of Brookline Massachusetts

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PLANNING BOARD

Steven A. Heikin, Chair
Mark J. Zarrillo, Clerk
Andrea Brue
Shelly Chipimo
Linda K. Hamlin
Blair Hines

Abigail Hiller

BROOKLINE PLANNING BOARD MINUTES By Zoom Event January 19, 2022 – 7:30 p.m.

Board Present: Steve Heikin, Mark Zarrillo, Linda Hamlin, Blair Hines
Staff Present: Polly Selkoe, Beccah Mapure

Materials related to each agenda item can be found at:
<https://brooklinema.gov/DocumentCenter/Index/3540>

Steve Heikin opened the meeting and stated that 116 Thorndike Street and 116 Columbia Street were postponed by the applicants and would not be discussed.

1) **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

Steve Heikin informed the Board that there was a vacancy on the Planning Process Study Committee and asked if any Planning Board member was interested.

Mark Zarrillo expressed interest and Polly Selkoe said she would let Kara Brewton know.

2) **BOARD OF APPEALS CASE** (Tentative Zoning Board of Appeals Hearing Date) and relevant Precinct:

1726 Beacon Street - Convert attached single-family into multi-family dwelling (2/2) Pct. 13

Beccah Mapure introduced the case and described the required relief.

Attorney Bob Allen introduced his team, summarized the proposal, and described the required relief.

Architect Mariana Dagatti presented the proposal.

Steve Heikin said that bicycle storage in the individual tenant storage areas would take up a lot of space. Heikin also asked about space for trash and recycling bins.

Mariana Dagatti replied that the individual storage areas could be used for any storage needs, including bicycles but there was space around the parking area at the rear of the property that

could be considered for open-air bicycle parking. Trash and recycling were currently placed and collected through the alley but she would need confirmation of new arrangements with the project owner.

Steve Heikin noted that trash and recycling would require considerable space and therefore needed to be shown on the plans.

Mark Zarrillo liked the project but wondered how usable the open space was. Zarrillo suggested having a second stair for easy access to the storage areas that could be used for trash and recycling. With a second stair, sprinkling the building would not be necessary.

Steve Heikin disagreed with eliminating sprinkling the building.

Blair Hines asked if the third floor might be able to use the second floor roof deck. Hines noted it could be an opportunity to provide open space.

Mariana Dagatti replied that the roof deck was accessed through a bedroom and noted that it would require more treatment, and they did not intend to provide it as an open space.

Steve Heikin noted the units did not have a lot of storage, so it would be useful to maintain the basement storage areas for things other than bikes. Sheltered vertical bike racks could be placed on the blank wall behind or inside the storage area. Heikin then asked about the material of the retaining walls.

Mariana Dagatti replied that despite not having a final decision about the material, the retaining walls would certainly be nicely finished.

On the interior, Steve Heikin recommended moving the refrigerator away from the wall and installing a pantry cabinet for a better use of space. Heikin also asked if windows would be replaced with similar muntin patterns.

Mariana Dagatti replied that windows would be replaced with similar patterns.

Public Comments

A neighbor commented in the chat that there was no dumpster and no room for eight trash cans in the alley.

James DiCarlo shared concerns about the parking setback of zero and no space for snow or trash storage. DiCarlo also said that he did not consider landscaping as a counterbalancing amenity because previously approved landscaping by the Board had turned into a hardscape.

Morgan Herman also shared concerns about converting two parking spots into four, which would be hazardous for the narrow alley.

Board Discussion

Steve Heikin said that a walkway from the rear door was needed and could help get trash barrels out of the building. The two tandem parking spaces would only take 18 feet wide and

with the existing 24 feet it would leave a wide space between the two parking areas.

Mariana Dagatti said there was a column holding the deck, which dictates the separation between the two tandem parking.

Blair Hines asked how wide was the alleyway. The answer was 15 feet wide.

Blair Hines said the Board could grant parking relief since the property is near transit. He suggested requiring a turning template for the four parking spaces to show how abutters will not be impacted. Steve Heikin agreed.

Bob Allen suggested reducing parking to three spaces which would address turning issues and allow for snow storage. The Board agreed.

Mark Zarrillo recalled that the Board had approved new construction with driveways and garages in similar situations where the applicant demonstrated that a turn within 15 feet was possible. So, four parking spaces would work. Zarrillo said that if a lot of snow came into the alley it would have to be dealt with as it occurred.

Steve Heikin made a motion to recommend approval with an additional condition. The motion was approved unanimously.

The Planning Board recommends approval of the site plans by Peter Nolan & Associates LLC, PLS, dated July 5, 2022 and architectural plans by MGD+LLC, dated June 22, 2022, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final floor plans and elevations, stamped and signed by a registered architect, and a final site plan, stamped and signed by a registered engineer or land surveyor, to the Assistant Director for Regulatory Planning or designee for review and approval.**
- 2. Should the applicant choose to keep four parking spaces, they shall submit turning diagrams and additional site plan information showing how trash, recycling, and bicycle storage are managed to the Assistant Director for Regulatory Planning or designee for review and approval. Alternatively, the Planning Board would recommend the granting of a special permit if the applicant chooses to reduce the number of parking spaces to three.**
- 3. Prior to the issuance of a building permit, the applicant shall electronically submit a landscape plan subject to approval by the Assistant Director for Regulatory Planning or designee. The counterbalancing amenities must be executed in accordance with the approved plan.**
- 4. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the Affordable Housing requirements in accordance with Section 4.08 of the Zoning By-law and guidelines regarding Cash Payments in Lieu of Affordable Units, approved by the Planning Board on January 7, 2021, with the choice of the applicant to make a cash payment in lieu of providing affordable units.**

- 5. Prior to the issuance of a building permit, the applicant shall electronically submit to the Building Commissioner for review and approval a) the site plan, floor plans, and elevations displaying the approval stamp of the Assistant Director for Regulatory Planning; and b) evidence that the Board of Appeals decision has been obtained from the Town Clerk’s office by the applicant or their representative and recorded at the Registry of Deeds.**

769 Washington Street – Alter interior portion of first floor, finish basement, and improve exterior (2/16) Pct. 11

Architect Michael Wang presented the proposal and noted that the site was being used as supportive housing for developmentally disabled adults housing twelve residents.

Ted Cassley, the house manager, was present.

Mark Zarrillo liked the proposal and wondered if a curb cut that large would be allowed.

Steve Heikin noted that it was an unusual condition as the property had three front yards. Heikin asked if the application was cited for the curb cut.

Polly Selkoe replied that the application was cited for parking in the front yard setback and relief could be granted under Section 5.43. The curb cut was a pre-existing condition.

Steve Heikin expressed support for the proposal and said it was a fine improvement to the property and would benefit both residents and staff.

Linda Hamlin expressed support for the proposal.

Steve Heikin made a motion to recommend approval. The motion was approved unanimously.

The Planning Board recommends approval of the architectural plans by Form + Place, dated August 31, 2022, and the site plan plans prepared Spruhan Engineering, P.C., PLS, dated August 31, 2022, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final floor plans and elevations, stamped and signed by a registered architect, and a final site plan, stamped and signed by a registered engineer or land surveyor, to the Assistant Director for Regulatory Planning for review and approval.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a landscape plan that shows proposed counterbalancing amenities subject to approval by the Assistant Director for Regulatory Planning. The counterbalancing amenities must be executed in accordance with the approved plan.**

- 3. Prior to the issuance of a building permit, the applicant shall electronically submit to the Building Commissioner for review and approval a) the site plan, floor plans, and elevations displaying the approval stamp of the Assistant Director for Regulatory Planning; and b) evidence that the Board of Appeals decision has been obtained from the Town Clerk's office by the applicant or their representative and recorded at the Registry of Deeds.**

- 3) VOTE ON LETTER TO SELECT BOARD:** Vote to recommend Harvard Street as an MBTA Communities District and to support asking Select Board for funds to hire a consultant to explore form-based zoning for the area.

Steve Heikin said that the Preservation Commission agreed to sign a joint letter with the Planning Board with one addition.

Maria Morelli explained that Harvard Street was selected because it would allow for a recommendation of meaningful changes to an area with no functional multi-family zoning. The idea was to start with a proposal that would not involve any upzoning and Harvard Street met all the requirements. Harvard Street seemed a good place to start to comply with the legislation and avoid having the Brookline Housing Authority lose funds.

Mark Zarrillo suggested rephrasing the last paragraph slightly.

Steve Heikin also made some wording change suggestions.

Steve Heikin made a motion to approve the submission of the revised letter to the Select Board. The motion was approved unanimously.

The meeting was adjourned.