



Town of Brookline Massachusetts

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PLANNING BOARD

Steve Heikin, Chair
Andrea Brue
Shelly Chipimo
Linda K. Hamlin
Abigail Hiller
Blair Hines
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MINUTES By Zoom Event January 26, 2022 – 8:30 a.m.

Board Present: Steve Heikin, Mark Zarrillo, Andrea Brue, Abigail Hiller, Blair Hines, Shelly Chipimo

Staff Present: Victor Panak

Materials related to each agenda item can be found at:
<https://meetings.brooklinema.gov/OnBaseAgendaOnline/>

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

There were no public comments on matters not on the agenda.

2) SIGN/FACADE REVIEW CASES

265 Boylston Street – Install two new façade signs for Dunkin Donuts.

Victor Panak introduced the proposal and indicated that the Planning Department is supportive.

Sean Donovan (sign contractor) presented the proposed signage.

The Board felt that the signage is too large, specifically the height of letters, and felt that the letter height should be reduced to 24 inches. The Board furthermore felt that the signage should meet the requirements of the Zoning By-law.

The Board discuss the relevant zoning requirements.

Public Comments

There were no public comments.

Mr. Heikin moved to approve the plans by ViewPoint Sign and Awning, dated 10/20/2021, 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. Signage on both facades shall be reduced to a maximum height of 24 inches.**
- 2. A rheostat shall be installed and sign illumination shall be limited to business hours.**

Mr. Hines seconded the motion. The Board voted 6-0 to approve the motion.

1028 Beacon Street – Install new awning on rear of building for Whole Foods.

Victor Panak introduced the proposal and indicated that the Planning Department is supportive.

Mr. Heikin clarified that the rear egress is purely for loading and unloading.

Ms. Brue felt that a striped awning would be preferable to the proposed solid forest green awning.

Jeffrey Kwass (sign contractor) said that the striped coloring is not as functional as the solid green coloring.

Mr. Hines felt that the nature of the area as a loading zone makes the color of the awning less important and not worth opposing the proposal over.

The Board and applicant discussed the awning material and color.

Public Comments

There were no public comments.

Mr. Heikin moved to approve the plans by ViewPoint Sign and Awning, dated 1/14/2022, subject to the following condition:

- 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 applicant shall maintain the awning in good condition.**

Mr. Zarrillo seconded the motion. The Board voted 6-0 to approve the motion.

3) BOARD OF APPEALS CASES

33 Glenland Road – Review design changes to façade of previously approved construction

of two attached single-family dwellings (ZBA Case # ZB-2019-000018)

Polly Selkoe provided some background on the originally approved project and the reason for the applicant's return to the Board.

The Board discussed their jurisdiction over the design of the building.

Bob Allen (attorney) discussed the applicant's position regarding the changes to the design.

Mr. Heikin said that he doesn't particularly like the new design but doesn't see that the Board has the jurisdiction to deny the design changes.

Ms. Chipimo expressed dismay at the design change and felt that the way the change had been done subverts the Special Permit process. Mr. Allen said that it was not the intention of the developer to subvert the process and that this situation had occurred accidentally.

The Board and applicant discussed the required counterbalancing amenities.

Public Comments

Matthew Warman (39 Glenland Road) expressed opposition to the revised design and emphasized his belief that the Planning Board specifically considered the design of the building when approving the project. Mr. Warman also said he believes the changes were not made in response to a buyer's request and that the applicant was committing a "bait-and-switch".

Steve Pell also expressed opposition to the changes. He noted that the neighborhood had worked with another developer very successfully.

Zoe Baptista also expressed opposition on the same grounds as other abutters.

Mr. Heikin felt that the design changes should be approved with the exception of the changes to the columns on the front façade.

The Board continued to discuss how it should handle situations similar to this case.

Matthew Warman (39 Glenland Road) provided a list of counterbalancing amenities that the neighborhood is looking for.

Mr. Zarrillo felt that the altered design is satisfactory enough to approve.

Ms. Selkoe suggested that the applicant be required to submit a more robust landscaping plan to be approved by the Planning Board as a redress. Mr. Allen said the applicant would refuse that.

Mr. Heikin moved that the altered design be approved on the condition that an enhanced landscaping plan be submitted and approved by the Assistant Director for

Regulatory Planning. Ms. Brue seconded the motion. The Board voted 4-0-1 to approve the motion. Mr. Hines was recused from the discussion.

4) OTHER BUSINESS

Discussion on new MGL c.40A Section 3A and associated DHCD guidelines relating to multi-family zoning requirements for MBTA communities

Kara Brewton (Planning Director) provided the Board with a presentation on the new MGL c.40A Section 3A and associated DHCD guidelines.

Board members asked clarifying questions about the law and the guidelines.

The Board discussed the guidelines, whether the Town complies, and how the Town might achieve compliance.

The meeting was adjourned.