



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 31, 2019 – 7:30 p.m.

Board Present: Steve Heikin, Linda Hamlin, Bob Cook, James Carr, Matt Oudens, Blair Hines, Mark Zarrillo

Staff Present: Polly Selkoe

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

DESIGN REVIEW

54 Auburn Street – final design review of 12 unit residential building

Polly Selkoe described the proposal and the zoning relief required.

Mr. Heikin explained that there had been a design site meeting and the applicant was asked to return with some different materials and colors and the interior plans.

Polly Selkoe said that this project has already been approved by the ZBA.

Attorney Jennifer Gilbert gave the background of the case.

Architect Peter Bartash presented the revised materials and colors.

The Board concurred in preferring the darker colors.

Abutter Jessica Stokes, 9 Auburn Street, also likes the darker colors.

Architect Peter Bartash then presented the interior plans.

Roof screen is setback 12' from edge and is only 5' high.

Blair Hines is concerned about the landscaping plan which just has grass in front.

The project landscape architect went over the landscaping. Utilities in the front prevents a tree there.

Blair Hines doesn't like the location of the transformer.

John Hebert, 21 Auburn, concerned regarding the height of the roof screen.

Pam Redlener asked how shadows are impacted from the roof screen. She wants transformer relocated.

Peter Bartash says roof screen doesn't affect the shadows because it is set back. He also explained there is a 6' fence screening the transformer from the abutter.

Steven Heikin motioned to recommend approval.

Bob Cook seconded.

VOTED: to approve the materials, colors, landscaping and elevations that were presented.

20 Boylston Street – final design review of a mixed-use building with ground floor retail and 14 residential units

Polly Selkoe described the proposal.

Attorney Cam Merrill explained the status of the development. The roof space will be communal rather than separate decks.

Blair Hines asked if it is possible to have raised curbing to protect the trees on the sidewalk side.

Attorney Cam Merrill said that will be done on Walnut Street, but not possible on the Boylston Street due to the decision of the Tree Planting Committee.

Planning Board members asked them to go back to the Tree Planting Committee for permission to have curbing and the applicant agreed to do that.

James Carr recommended that part of the roof be a green roof.

Blair Hines suggested roof should be smaller and then have greenery on part of it.

James Carr suggested switching the locations of the roof fire pit and the condensers. The architect in response a question stated that a warm grey mortar complementary to the panels will be used.

Steven Heikin motioned to recommend approval of the plans and materials.
Bob Cook seconded.

VOTED: to approve the motion with the conditions that the applicant revisit curbing around the tree pits with the Tree Planting Committee and reconsider lay-out of roof deck with any changes receiving an administrative review.

BOARD OF APPEALS CASES

635 Chestnut Hill Ave (continued) – construct two attached single family dwellings requiring relief for use, front and side setbacks, and lot width

Polly Selkoe described the proposal and the zoning relief required.

The architect presented the plans. They will need a variance for open space.

Planning Board pleased with the clarifications in the elevations.

Colum Reagan, 643 Chestnut Hill Ave, opposed because of the increase of cars on the property.

Blair Hine commented that they should meet the open space requirement because it is a new house.

Ms. Chang, 633 Chestnut Hill Ave, doesn't think tree can survive and it is a safety issue to have so many cars using the driveway.

Mark Zarrillo stated if you take 3' out of each unit, the open space requirement can be met.

Steve Heikin agreed with the suggestion that the length of the building could be reduced and said that the applicant should return to the Planning Board with revisions showing how the required open space is met.

The case was continued.

18 Somerset Road – construct addition and garage requiring relief for minimum lot size, FAR and rear yard setback (2/7) Pct. 6

Polly Selkoe described the required zoning relief and the proposal.

She also read into the record a letter of concerns from the abutter at 65 Somerset Road about drainage and run-off and the cracked retaining wall.

The owner Steve Fein described the plans.

The Board wanted the pantry to be fatter and shorter.

A motion was made and seconded to approve the plans with the condition that the pantry wing be revised.

VOTED: to approve the project with those changes subject to the following conditions.

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, elevations and floor plans, with revisions to the pantry to make it shorter and wider, 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 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 elevations and 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.

8 Singletree Road – construct new single family dwelling requiring relief for height and design review (2/14) Pct. 14 [Mark Zarrillo recused himself]

Polly Selkoe described the proposal and the zoning relief required.

Attorney Ken Goldstein gave the background.

Architect Paul Apkarian described the elevations and materials (stucco and cast stone).

Blair Hines said the plans don't account for the grade change of 7'.

The architect agreed that the plan is drawn incorrectly. Elevations don't correspond with the site plan – should only be one wall, not two.

Steve Heikin asked about second floor space which is marked unfinished. He commented that the house is wrong for the site because it is running counter to the slope. He noted that such space above the garage is generally not exempt from FAR. 50% of slope will need to be changed and retaining walls are needed in front and rear.

Other Board members agreed that the siting of the house was not right and a section should be provided.

Matt Oudens emphasized that the house is too big for the site.

The Planning Board voted to CONTINUE the case.

72 Verndale Street/ 80 Verndale Street – construct two attached single family dwellings with identical designs at each of these properties requiring relief for use and design of off-street parking (2/21) Pct. 9

Polly Selkoe described the proposal and the zoning relief required.

Contractor Jeff Klein and Attorney Don Gentile were present.

Linda Hamlin stated that she is strongly opposed to the garages facing the street.

Steve Heikin said that the spirit of the Bylaw is not met. He would prefer stacked two families that have a single driveway.

Public Comment

Sylvia Lanza stated that this will impact the house to the rear.

Richard Lanza said the house is not in keeping with the neighborhood. It is out of scale and too large.

The abutter from 77 Verndale agreed that the house is not in keeping with the neighborhood.

Linda Hamlin – would like to see an open space plan, and she opposes four curb cuts.

The Planning Board voted to CONTINUE the case.

Newbury College

Steve Heikin explained the issues and described the committee that was established to look into the Town acquiring the property

James Carr raised the economic impacts to the Town of buying Newbury.

The Board voted to send a letter stating their support for the Town purchasing the property.

OTHER BUSINESS

Minutes of the January 17th 2019 meeting approved.

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

The meeting was adjourned.