



# 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

## BROOKLINE PLANNING BOARD MINUTES By Zoom Event February 2, 2023 – 7:30 p.m.

**Board Present:** Mark Zarrillo, Andrea Brue, Linda Hamlin, Blair Hines, Shelly Chipimo  
**Staff Present:** Beccah Mapure

Materials related to each agenda item can be found at:

<https://www.brooklinema.gov/DocumentCenter/Index/3610>

Mark Zarrillo opened the meeting.

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

No public comments were made.

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

**Auburn Street (cont.)** Demolish existing single-family and construct three-family dwelling. (TBD) Pct. 7

Beccah Mapure introduced the case and described the required relief based on the updated plans.

Attorney Scott Gladstone introduced his team and summarized the required relief per the updated plans.

Developer Ron Scharf presented the changes in comparison with the initial proposal.

Mark Zarrillo asked what type of windows was being proposed. Ron Scharf replied that it was not yet decided. Linda Hamlin said the type of windows should be addressed as part of design review.

Mark Zarrillo suggested pulling the fence along the left side of the driveway back to the building line. Linda Hamlin agreed. Ron Scharf replied that they would remove the fence unless a guard rail is required for safety.

Linda Hamlin recognized the project improvements but said more could be done. The applicant needed to graphically represent the slope of the driveway in a section. The design of the fencing on the raised patio needed to be illustrated. Hamlin pointed out there was an extensive paved area and suggested that part of the raised patio be replaced with landscape.

Blair Hines would like to see how the different gradients of the driveway slope get underneath through the garage doors. It seemed tight and it was important to make sure it worked.

Benjamin Schultz replied that a study of the slope was conducted and the height of the garage was eight feet and the garage door was seven feet.

Blair Hines noted that erecting the structure and saving the existing ash tree without a tree protection plan would be difficult.

The tree was in bad shape and the Board agreed it was not worthy to be saved.

Blair Hines said the garage configuration was taking up more space within the building, especially the bike storage area and the garage portion stepping out of the building. Bike storage could be put elsewhere and parking spaces could be reduced to increase landscaped area.

Andrea Brue recalled that she had pointed out at the previous meeting that the third-floor bay on the Auburn Street side was too wide and reiterated her suggestions to improve the appearance and reduce the openings to better suit the building. Brue suggested aligning the windows with the ones on the second-floor bay. Blair Hines agreed and suggested sash windows.

Benjamin Schultz thought it would make the building look larger.

Linda Hamlin disagreed the building would look larger. Hines and Zarrillo agreed with Hamlin.

Mark Zarrillo suggested pushing the garage away from Washburn Place to reduce the elevated patio, then show, on a site plan, the relationship of the proposal with the rest of the street. This would provide a better streetscape on Washburn Place.

Benjamin Schultz replied that parking spaces would be affected if pushed out too much.

Scott Gladstone expressed concerns about losing the angle on the driveway if parking stalls are pushed.

Linda Hamlin agreed with the idea of pushing the garage to improve the neighborhood and believed there was enough space to accommodate the improvements. Hamlin echoed that the applicant should provide appropriate counterbalancing amenities as part of their special permit request resulting from demolition.

Scott Gladstone asked for clear directions from the Board to accommodate the requested changes and if it was possible to proceed to the ZBA while working on the requested improvements.

Public Comments:

Donna Luff and Gareth Parry, 1 Washburn Place, were pleased by the reduction of massing and solution to visibility and safety issues between their driveway and the proposed property line. Despite the improvements, they were still concerned about the garage near their property and welcomed other solutions.

Will Provost, 1 Washington Place, appreciated the developer for the improvements and clarified that the changes made to the proposed fence in response to their request were not as suggested in their letter, and the dimensions were reduced. Provost shared concerns with parking imposed on their property line. He added that no raised patios or high fences existed on the street.

John and Barbara Herbert, 21 Auburn Street and TMM Pct. 7, appreciated the positive changes and noted it would be dangerous to have cars backing out of the driveway to the street since Auburn Street is busy. The Herbert's asked if the sidewalk on Washburn Place was being retained and confirmed the ash tree at the corner of the property was in bad shape. They shared privacy concerns regarding the large windows facing Auburn Street.

Board discussion:

Mark Zarrillo proposed approval of the project with the condition that the applicant returns to the Planning Board after the Board of Appeals decision for design review of windows and counterbalancing amenities, including replacing the ash tree and improving Washburn Place. On that occasion, a cross-section or illustration of Washburn Place streetscape should be included.

Linda Hamlin added that they needed to graphically show visibility at the driveway in section as the slope started right at the property line. They should also have a site plan showing the fencing on Washburn Place.

Blair Hines suggested being specific about the changes in the garage and proposed a minimum shift of two-and-a-half feet.

Mark Zarrillo thought it should be left to the applicant's discretion to decide the best way to make the garage shift.

Andrea Brue agreed the Board needed to be clearer on the request for Washburn Place without limiting creativity. This could be in terms of setback, planting, fencing, screening, and materials.

Mark Zarrillo made a motion to recommend approval with additional conditions. Blair seconded. The motion was approved unanimously.

**The Planning Board recommends approval of the site plan by PETER NOLAN & ASSOCIATES, PLS, dated 1/13/2023 and architectural plans by BENJAMIN SCHULTZ ARCHITECT, dated 12/27/2022, 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. After the Board of Appeals decision, the applicant shall return to the Planning Board for final design review and approval of proposals for windows, fencing, and improvements to Washburn Place streetscape as a counterbalancing amenity with trees and lawn, and reduction of three feet in the adjacent underground parking garage along Washburn Place. A longitudinal section through the driveway showing how the slope ensures pedestrians' safety shall be included.**
- 3. 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 or designee.**
- 4. 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.**

**27 Heath Street** - Alter two-family dwelling to construct dormers (3/2) Pct. 14

Beccah Mapure introduced the case and described the required relief.

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

The owner, Chad Jessup, was present.

Architect Kecia Lifton presented the plans and explained that the proposal was similar to 31 Heath Street.

Bob Allen noted that because the case was under Chapter 40A Section 6, the Building Department had already visited the site to confirm that FAR is currently above the allowed.

Linda Hamlin advised the applicant to choose tone down colors to match the rest of the building. Shelly Chipimo agreed that less contrast would be more suitable.

Andrea Brue asked if the windows and the roof would be changed.

Kecia Lifton confirmed they were changing the windows and the roof.

Public Comment

David Chin, 35 Heath Street, expressed his support to the proposal as it was similar to the work performed at 31 Heath Street. Chin considered the removal of the driveway at the front and replacement with landscape a big improvement.

Mark Zarrillo made a motion to recommend approval. Andrea Brue seconded. The motion was approved unanimously.

**The Planning Board recommends approval of the site plan by PETER NOLAN & ASSOCIATES, LLC, dated 4/ 19/2022 and architectural plans by Finespaces Architecture, LLC, dated 10/17/2022, 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 or site plan that shows proposed counterbalancing amenities subject to approval by the Assistant Director for Regulatory Planning.**
- 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.**

**11Chestnut Place** - Demolish and reconstruct a carriage house (2/16) Pct. 5A

Beccah Mapure introduced the case and described the required relief.

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

Architect Jeffrey Klug presented the plans and highlighted the history of the house.

Owner Bryce Klempner was present.

The Board appreciated the thoughtful presentation with good attention to detail and the connection with the history of the main house.

Mark Zarrillo asked how old the cork tree beside the carriage house was and how it would be protected.

Jeffrey Klug replied that the tree was two-and-a-half feet thirty-inch caliber and likely one hundred years old. Klug added that there was a retaining wall that would not be touched and a new foundation would be built to avoid disturbing the root ball of the tree.

Linda Hamlin asked if a second kitchen on another structure of a single-family lot would be allowed.

Bob Allen replied that there was an existing stove in the structure but the applicant agreed not to have a stove on the new structure.

Andrea Brue asked if the windows were operable. Jeffrey Klug responded those windows were not operable but there were operable windows on the other side of the building. The building was also ventilated through ERV because it was very tight.

Mark Zarrillo made a motion to recommend approval. Linda Hamlin seconded. The motion was approved unanimously.

**The Planning Board recommends approval of the site plan by FRAMINGHAM SURVEY CONSULTANTS INC, dated September 15, 2022, and architectural plans by BUTZ + KLUG ARCHITECTURE, RA, dated January 12, 2023, 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. Prior to the issuance of a building permit, the applicant shall electronically submit a landscape plan and a tree protection 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.**

**40 Sargent Crossway** – Construct addition to existing single-family home (2/2) Pct. 5

Beccah Mapure introduced the case and described the required relief.

Attorney Bob Allen introduced his team and summarized the proposal and the required relief. Mr. Allen clarified that the tree removal was approved and performed in 2020 when the project started.

Architect Guy Grassi presented the plans.

Linda Hamlin asked if the basement addition would be unfinished due to any FAR issues since an elaborate window system was being proposed.

Guy Grassi replied that part of the basement was completely above grade level and they wanted to make it look good from the exterior even though finishing the basement was not an option due to FAR.

Mark Zarrillo asked if a retaining wall would be needed. Guy Grassi confirmed there were two retaining walls.

Mark Zarrillo made a motion to recommend approval. Shelly Chipimo seconded. The motion was approved unanimously.

**Therefore, the Planning Board recommends approval of the site plan by VTP ASSOCIATES, INC, dated September 15 2022 and architectural plans by GRASSI DESIGN GROUP, dated September 14, 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. Prior to the issuance of a building permit, the applicant shall electronically submit a landscape plan that shows the replacement of trees, subject to the approval of the Tree Warden, to the Assistant Director for Regulatory Planning or designee.**
- 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.**

### **Other Business**

Andrea Brue asked about the approval of Planning Board meeting minutes.

Beccah Mapure explained that minutes were approved by the Chair before being posted online.

The Board expressed they would like to see the minutes before approved. It was requested that minutes of continued cases be posted with the case materials.

**The meeting was adjourned.**