



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
Abigail Hiller
Blair Hines

BROOKLINE PLANNING BOARD MINUTES By Zoom Event February 3, 2022 – 7:30 p.m.

Board Present: Steve Heikin, Mark Zarrillo, Linda Hamlin, Shelly Chipimo, Andrea Brue, Abigail Hill, Blair Hines

Staff Present: Victor Panak

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

67 Crowninshield Road – Construct rear and third-floor addition requiring zoning relief for floor area ratio and setbacks. (2/17) Pct. 8

Victor Panak described the proposal and described the zoning relief required.

Jennifer Dopazo Gilbert (attorney) introduced the applicant team, reviewed the zoning relief, and discussed the permitting process with the Preservation Commission.

Kent Duckham provided the Board with a presentation of the proposed plans.

Mr. Heikin said he thinks the project should be made fossil-fuel-free.

Ms. Hamlin felt the additions are well integrated into the building.

Omar Badri (owner) said they will be looking into making the building as close to net-zero as possible.

Ms. Chipimo agreed that the addition is well-designed and said she is glad that the existing building is being preserved.

Public Comments

Ben Whipple, 28 Copley Street, expressed support for the proposal but said that the only downside is that the applicant is not being allowed to use energy-efficient windows.

Ken Schlosser and Segi Stefanos, 61 Crowninshield Road, asked some clarifying questions about the proposal and expressed support for the project.

The Board continued to discuss energy efficiency and electrification.

Mr. Heikin moved to recommend approval of the site plan by Peter Nolan and Associates, dated 9/3/21, and architectural plans by Duckham Architecture and Interiors, dated 12/27/21, 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 final landscaping plan to the Assistant Director for Regulatory Planning for review and approval.**
- 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.**

Ms. Hamlin seconded the motion. The Board voted 6-0-1 to approve the motion.

809 Heath Street (*Continued from 12-9-21*) – Construct new two-family dwelling requiring zoning relief for use. (TBD) Pct. 15

Victor Panak described the proposal, reviewed the concerns of the Planning Board from the previous meeting, and described the zoning relief required.

Mark Kablack (attorney) reviewed the Board's previous concerns and explained how the new design attempts to address those concerns.

Carlos Ferreira (engineer) discussed grading and elevation issues.

Mr. Heikin suggested that the applicant extend the bay to cover the entry on the side of the building. Otherwise, he said he felt that the revised design is an improvement.

Ms. Brue asked whether the deck counted towards the setback. Mr. Kablack said no.

Ms. Hamlin said she felt that the revised design is a significant improvement. She said that the south-facing windows are concerning from an environmental standpoint.

Ms. Chipimo also felt that the revised proposal was an improvement. She asked a clarifying question about pedestrian circulation for the residents of the ground-floor unit.

The Board and applicant continued to discuss some details about the architectural features.

Mr. Zarrillo said he is not particularly enamored with the side entrance but feels that the applicant has made sufficient progress.

Public Comments

There were no public comments.

Mr. Heikin moved to recommend approval of the site plan by C&G Survey Company, dated 1/17/22, and architectural plans by MF Engineering & Designs Inc., dated 1/17/22, 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 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.**

Ms. Hamlin seconded the motion. The Board voted 5-2 to approve the motion.

3) ADMINISTRATIVE BUSINESS

Discussion and Possible Vote on Adoption of “Guidelines for Review of Projects subject to a finding under M.G.L. c.40A §6”

Mr. Heikin briefly reviewed the history of the Guidelines and the Board discussed their contents.

Mr. Panak briefly highlighted the edits recommended by Town Counsel and Mark Zarrillo.

Board members discussed how to maybe better define neighborhood character.

Board members discussed how to verify FAR numbers.

Mr. Heikin moved that the Planning Board adopt the Guidelines as drafted. Mr. Zarrillo seconded the motion. The Board voted 7-0 to approve the motion.

Discussion and Possible Vote to Adopt amended Sign Design Guidelines

Mr. Panak reviewed the proposed changes to the Sign and Façade Review Guide.

The Board discussed and introduced a few additional minor changes.

Mr. Heikin moved that the Planning Board adopt the revised guidelines. Mr. Zarrillo seconded the motion. The Board voted 7-0 to approve the motion.

Nomination of Representative to Community Preservation Act Committee

Mr. Heikin discussed the history of the CPA in Brookline and the how the CPA works.

Mr. Hines said he would be interested in being the Planning Board’s representative.

Mr. Heikin nominated Mr. Hines to be the Planning Board’s representative on the CPAC. Ms. Brue seconded the motion. The Board voted 7-0 to approve the motion.

Endorsement of Approval Not Required Plan for 314 Clark Road

[This item was taken out of order, just after 67 Crowninshield Road.]

Victor Panak briefly reviewed the proposed division of land.

Mr. Heikin moved to endorse the proposed ANR plan for 314 Clark Road. Mr. Hines seconded the motion. The Board voted 6-1 to approve the motion.

4) APPROVAL OF MINUTES

Mr. Heikin moved to approve the minutes of 1/20/2022 with discussed changes . Ms. Hamlin seconded the motion. The Board voted 7-0 to approve the motion.

Mr. Heikin moved to approve the minutes of 1/26/2022 with discussed changes . Mr. Hines seconded the motion. The Board voted 6-0-1 to approve the motion.

The meeting was adjourned.