



Town of Brookline Massachusetts

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

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 February 9, 2022 – 7:30 p.m.

Board Present: Steve Heikin, Mark Zarrillo, Linda Hamlin,
Blair Hines, Andrea Brue

Staff Present: Polly Selkoe, Beccah Mapure

Materials related to the agenda item can be found at:
<https://www.brooklinema.gov/1781/20301/Waldo-Durgin-Development>

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

Waldo-Durgin (8-10 Waldo Street, 10-18 Pleasant Street and 16 John Street) - Demolish all buildings on three subject lots and construct an 8-10 story hotel of 147,325 sf, a 14 story residential building with ground-floor retail of 218,494 sf, and an underground parking garage (TBD) Pct. 17

Steve Heikin opened the meeting and gave some background for this Major Impact Project.

Polly Selkoe explained that there had been an MOA between CHR and the Town, five meetings of the DAT held, and Design Guidelines formulated.

Attorney Gilbert introduced the development team and explained that this major impact project is ready to get a PB recommendation and go to the ZBA.

She described the project and the public realm improvements.

Architect Gary Johnson, Cambridge Seven, showed the plans and described the design. There have been modifications since the last DAT meeting, which he went

over. He explained that a Special Permit is needed for the height of the residential building.

Jacob Bloom went over proposed sustainability measures. The buildings will be LEED Silver certifiable.

Theo Kindermans, from Stantec, showed the proposed landscaping for the site.

Board Comments

Blair Hines suggested providing a break in the benches and planting along Pleasant St. so that residents and guests can get to the entrance without trampling the landscaping. [The Development Team said they would look at this.]

Andrea Brue asked when the Pocket Park, which replaces the parking lot, would be designed. [Later in the process.]

Andy Martineau explained green space on the site is for the condos on Green St.

One of the Planning Board members stated the s/he likes the hotel best, because it is simple, clean, clever. Residence has too much going on with massing and doesn't like mechanical penthouses going over height limit. The photovoltaic panels should be lowered in height.

Linda Hamlin appreciated seeing the shadow studies. The residential building is ok. and asked if residential canopy is continuous? (yes)

Mark Zarrillo said presentation was excellent and very comprehensive. He asked if developer will maintain landscaping on Pleasant St on public way? [Yes.] He expressed that there is no transition to the buildings on Pleasant St. and the Pleasant Street building should be lower.

Marc Levine explained that they are in negotiations for an easement on the south side of Waldo St. from the abutter.

Steve Heikin said it is specious to say that second floor is nonresidential. Maybe building should lose a story. He asked about the extra lane on drive to John St. [It is for Ubers, deliveries, and live loading.]

Attorney Gilbert said rooftop equipment is exempt from height limit. The second floor is addressed in the MOA.

Lauren Bernard asked about the live loading zone.

Karen Golding asked about trash pickup.

Andy Martineau said each building will have trash room and pick up schedule has not yet been determined. A trash plan

will have to be approved by the Health Director. There will be no exterior dumpsters.

Lauren Bernard asked about EV charging for parked cars.

Andy Martineau said yes there will be EV charging and there will be the capacity to expand it.

Lauren Bernard said a primary concern is rodent control during construction.

Carlos Ridruejo thanked the design committee and thinks design is well done.

Steve Heikin appreciates the ground level entrances on Green St. He doesn't like second canopy on Waldo Street. Also he thinks the canopies of the hotel and residence are too similar. He asked if the building would be 100% fossil fuel free? [yes]

John Bowman asked if there would be bike parking. [yes]

Mike Jacobs, HAB, said there had been a discussion that allowing a cash payment for affordable housing would permit a 13-story building, not a 14-story building.

Evans Banks, adjacent owner, asked about increased pedestrians and vehicular traffic on Waldo St and Pleasant St and about damage to adjacent buildings during construction.

Andy Martineau said yes there will be more traffic but a main goal was to modify a desolate alleyway and any construction damage will be addressed.

Lauren Bernard asked about ceiling heights. [residential will be 9'; ground floor, 15'; second floor, 11' or 12']

Steve Heikin asked about the hotel operator and construction schedule. [The hotel operator would likely be Marriott or Hilton. Buildings will be built simultaneously.]

Polly explained that at the next meeting proposed conditions for the project will be reviewed.

The meeting was adjourned.