

Minutes

Boylston Street Corridor Study Committee

February 14, 2022 10:30 AM

Held remotely via Zoom

Committee members (in attendance noted by Y/N):

John VanScoyoc, Chair	Y	Wendy Friedman	Y	Tom Nally	Y
Rachna Balakrishna	Y	Joe Gaudino	N	Carlos Ridruejo	Y
Deborah Brown	N	Wendy Machmuller	Y	Mark Zarrillo	Y

Staff & consultants present: Kara Brewton, Sophie Robison

Meeting materials included: agenda

Guests included: Fred Perry, Diana McClure, Betsy DeWitt, Tad Campion, Perry Grossman, Paul Saner, Charles Osborne

Kara Brewton opened the meeting, noting that it was being held remotely on the Zoom platform due to COVID, and after checking that all participants' audio/video were working well, and Kara announced that the meeting was being recorded.

John VanScoyoc explained that today's meeting would focus on final review of a letter from the Committee to MassDOT.

Zoning Concept for Boylston Street

Kara Brewton reviewed the possible zoning concepts for the Boylston Street corridor and asked the Committee to provide a "straw vote" on the various concepts so that staff can begin drafting new zoning after this meeting.

Kara reviewed the different tools that could be used to impact zoning along Boylston Street, including FAR, street design, etc. Kara contrasted the allowed FAR with the actual current FAR along the corridor, and how this compares with the financial feasibility analysis conducted by the Committee's consultant on what FAR would be needed to achieve certain new building outcomes. Using a series of section drawings, Kara showed what various different heights/FARs would look like. Kara challenged the Committee to consider if six to eight stories would be appropriate at certain sites along the Corridor.

Comments from the Board

- The Committee discussed how more height would relate to side, residential street, including Milton Road (with triple deckers).

- Several Committee members agreed that while 6-8 stories may be appropriate at some points along the corridor, nine stories feels too tall. Various considerations were brought up on how six to nine stories of heights would feel at different points along the corridor at different times of the year.
- Some Committee members felt the group should consider the nine stories more thoroughly. There was discussion of the benefits of actually having a tall building behind your home when you back onto a busy street like Boylston Street.

Kara offered some ideas for how these suggestions could be written into zoning that she might bring drafts of to the next Boylston Street meeting. Tom Nally will redistribute the design guidelines previously discussed with the Committee.

Kara then reviewed the eastern side of the Boylston Street corridor and how the zoning interventions in this area might differ from the western side.

Next steps are for Kara to create a few more sections, and to bring a first draft of zoning language incorporating today's provided input.

Closing

Next meeting will be Tuesday, February 22nd. If anyone from the public wasn't able to speak today and wanted to, please send those comments to Kara Brewton (kbrewton@brooklinema.gov).

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**Meeting adjourned at approximately 11:31 am.