



# 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 17, 2022 – 7:30 p.m.

**Board Present:** Mark Zarrillo, Linda Hamlin, Andrea Brue, Abigail Hill,  
**Staff Present:** Maria Morelli

Mark Zarrillo opened the meeting.

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

No comments

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

#### 320 Tappan Street was continued to March 3.

98 Chestnut Street – Demolish existing two-family and construct single-family dwelling with detached garage. (3/3/22) Pct. 5

Maria described the proposal and described the zoning relief required.

Attorney Jacob Walters and architect Ian McMasters provided the Board with a presentation of the proposal and the extent of neighborhood outreach.

Ms. Brue asked if a street tree would be jeopardized by the proposed project. Mr. Walters said it would not.

Mr. Zarrillo noted that mature trees could be pruned to improve viewsheds and let in some light without eliminating the shade benefits their canopy provides.

Ms. Hamlin stated that landscape plan that was presented had no detail and that a more detailed plan specifying tree survey and specific plantings and quantities should be provided as a condition of the permit. Mr. Zarrillo stated that the Applicants should design a landscaping plan that they desire and consult with abutters. The Board felt that Planning

Department staff could review and approve the final landscaping plan and neither Board or abutters' approval of the landscaping plan was necessary.

Mr. Zarrillo stated that the detached garage complies with zoning and was reduced in design to accommodate the Board's prior concerns.

Public Comments

Polly Welch (96 Chestnut Street) requested more detail on the landscape plan, a tree survey of existing and proposed trees. She expressed concern with existing trees that seem to be rotting and in danger of falling.

Ismail Akmuradov (96 Chestnut Street #1) complained that the Applicant did not reach out to him to address the proposal. He was concerned that the detach garage would block light to first floor bedrooms

Eric and Nina Orloff (100 Chestnut Street) were concerned that an existing tree shades their garden.

**Mr. Zarrillo moved to recommend approval of the site plan and architectural plans by SKA Inc., dated 1/25/22, with 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 prepared in consultation with abutters 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.**

**Ms. Hamlin seconded the motion. The Board voted 4-0-0 to approve the motion.**

**761 Washington Street** – Demolish existing inn and construct new three-story building with six dwelling units and 12 parking spaces requiring zoning relief for setbacks, parking design, design review, affordable housing requirements, and on-site fossil fuel infrastructure. (TBD) Pct. 11

Maria Morelli described the proposal and described the zoning relief required.

Owner Robert Shin addressed the Planning Board.

Bob Allen (attorney) introduced the design team and the proposal. He also reviewed the required zoning relief.

Elizabeth Whitacker (architect) and Kate Kennan (landscape architect) provided the Board with a presentation of the proposed plans.

Ms. Brue thought earlier iterations of the beautiful and was disappointed with

**Commented [AB1]:** Ms Brue thought earlier iterations of the design were more beautiful and was disappointed with the direction that the design took.

Ms. Hamlin considered that results to be a hodge-podge of design treatments. She noted that the newly introduced eaves were not in keeping with the contemporary architectural style of the proposal.

The architect and the owners conceded that some design decisions were made to accommodate abutters' very specific requests and those of the Board of Appeals and were not necessarily choices that the owners and project team desired.

Ms. Brue questioned the choice in building materials, which she considered too dark. The architect responded that the dark material was a concession to an abutter's request; however, it does lighten as it ages and is sustainable and low-maintenance. Mr. Allen offered to make a change in the building materials, but the Board did not make a change.

Ms. Hamlin stated the roof materials need to be specified. The architect recommended seamless steel.

**Commented [AB2]:** Ms Brue suggested a standing seam metal roof.

Mr. Zarrillo felt that the project team succeeded in addressing concerns about massing and scale and requests from the neighborhood. He personally does not like the architectural style

In summary, Board members were pleased that the overall volume was reduced, which improved the scale of the project. The Board was supportive of the landscape plan, which was very detailed and accommodating of abutters' requests. Some Board members preferred earlier iterations of the building's design and considered the current proposal to be weaker in terms of overall design integrity. The Board acknowledged the Applicants' efforts to accommodate a myriad of neighbors' concerns; therefore, Board members did not recommend changes to the design as a condition of approval in an effort to defer to the lengthy neighborhood review process.

Public Comments

Jennifer Kritz (765 Washington Street) stated that she is not excited about the project but has withheld her latest comments in an effort to see the project move forward.

**Mr. Zarrillo made motion to recommend approval of the site plan by VTP Associates, dated 8/19/21 and architectural plans prepared by Merge Architects, dated 8/17/21, with the following conditions:**

1. As required by M.G.L. c.40A, Section 16, the Planning Board consents to the reapplication for this project, which was withdrawn with prejudice within the previous two years, on the grounds that the revised proposal includes specific

and material changes in the conditions upon which the previous unfavorable action was based.

2. Prior to the issuance of a building permit, the applicant shall electronically submit a final roof plan with materials indicated, and 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.
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. The counterbalancing amenities must be executed in accordance with the approved plan.
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; c) 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 4-0-0 to approve the motion.

**1578 Beacon Street** – Make a variety of exterior alterations including adding a roof deck requiring zoning relief for design review (3/3) Pct. 10

Maria Morelli described the proposal and described the relief required.

Bob Allen (attorney) introduced members of the design team, briefly reviewed the proposal, and discussed the necessary zoning relief.

Ryan Noone (architect) presented plans.

Ms. Zarrillo, Ms. Hamlin, and Ms. Brue questioned the location of the trash storage; namely against a bedroom window along the façade, which the Board is general found unacceptable.

The Owner Jason Savage responded that storage at the rear was not possible due to the steepness of the slope. He stated that there are no accommodations for a trash room.

Ms. Brue recommended that trash storage be relocated to the further away from the building in the front yard; namely, an extension of a landing at the midpoint of the front yard stairs. The attorney and the owner agreed this would be an improvement.

The Board noted that the Preservation Commission might have concerns with location of trash storage in the front yard. The Board concluded that the final trash storage plan should be submitted to the Planning Board for review and approval.

#### Public Comments

No members of the public asked to speak.

Commented [AB3]: suggested

**Mr. Zarrillo made a motion to recommend approval of the site plan by Spruhan Engineering, PC., dated 12/10/21, and architectural plans by EMBARC, RA dated 12/10/21,with the following conditions:**

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit revised trash storage and screening plans to the Planning Board for review and approval and 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 plan than 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.**

**1580 Beacon Street** – Make a variety of exterior alterations including adding a roof deck requiring zoning relief for design review (3/3) Pct. 10

Maria Morelli described the proposal and described the relief required.

Bob Allen (attorney) introduced members of the design team, briefly reviewed the proposal, and discussed the necessary zoning relief.

Ryan Noone (architect) presented plans.

Ms. Zarrillo, Ms. Hamlin, and Ms. Brue questioned the location of the trash storage; namely against a bedroom window along the façade, which the Board is general found unacceptable.

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Ms. Brue recommended that trash storage be relocated to the further away from the building in the front yard; namely, an extension of a landing at the midpoint of the front yard stairs. The attorney and the owner agreed this would be an improvement.

The Board noted that the Preservation Commission might have concerns with location of trash storage in the front yard. The Board concluded that the final trash storage plan should be submitted to the Planning Board for review and approval.

**Public Comments**

No members of the public asked to speak.

Commented [AB4]: in  
Commented [AB5R4]: suggested

**Mr. Zarrillo made a motion to recommend approval of the site plan by Spruhan Engineering, PC., dated 12/10/21, and architectural plans by EMBARC, RA dated 12/10/21,with the following conditions:**

- 4. Prior to the issuance of a building permit, the applicant shall electronically submit revised trash storage and screening plans to the Planning Board for review and approval and 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.**
- 5. Prior to the issuance of a building permit, the applicant shall electronically submit a plan than 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.**
- 6. 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.**

**3) APPROVAL OF MINUTES**

**Mr. Zarrillo moved to approve the minutes of 2/3/2022. Ms. Hamlin seconded the motion. The Board voted 4-0-0 to approve the motion.**

**The meeting was adjourned.**