



Town of Brookline Massachusetts

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PLANNING BOARD

Steve Heikin, Chair
James Carr
Linda K. Hamlin
Blair Hines
Matthew Oudens
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MINUTES By Zoom Event February 25, 2021 – 7:30 p.m.

Board Present: Steve Heikin, Linda Hamlin, James Carr, Mark Zarrillo, and 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:

27 Intervale Road – Construct a second-story addition requiring zoning relief for floor area ratio and design review. (3/4) Pct. 16

Victor Panak described the proposal and the requested relief and noted that the Planning Department is supportive.

Bob Allen (attorney) reviewed the project and necessary zoning relief.

Paul Girello (architect) provided the Board with a presentation of the proposed plans.

Mr. Heikin asked a clarification question regarding materials. He felt that the addition is well-thought out and designed.

Ms. Hamlin, Mr. Zarrillo, and Mr. Carr all said that they like the proposal.

Mr. Heikin suggested that the building be made fossil-fuel-free.

There were no public comments.

Mr. Heikin moved to recommend approval of the site plan by D. O'Brien Land Surveying, dated 12/31/21, and architectural plans by Paul Girello Architect, LLC, dated 12/28/20, 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 (5-0) to approve the motion.

144 Walnut Hill Road - Construct a rear addition requiring zoning relief for floor area ratio. (3/4) Pct. 16

Victor Panak described the proposal and the requested relief and noted that the Planning Department is supportive.

Bob Allen (attorney) introduced members of the team and elements of the project. Mr. Allen also reviewed the required zoning relief.

Elisabeth Preis (owner) explained why the addition is being requested.

Alan Christ (architect) provided the Board with a presentation of the proposed plans.

Mr. Allen noted that the neighbor to the left has concerns with construction management, but that the applicant was in direct contact to resolve any concerns.

Mr. Heikin asked a clarifying question about the pitch of the addition's roof. Mr. Heikin said that he felt it was well-designed and that he liked it.

Ms. Hamlin agreed. Mr. Hines also agreed with Mr. Heikin's comments. Mr. Zarrillo also agreed. Mr. Carr agreed.

There were no public comments.

Mr. Heikin moved to recommend approval of the site plan by Neponset Valley Survey Association, Inc., dated 12/9/20, and architectural plans by Alan Christ Architects LLC, dated 12/18/20, 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.**

Mr. Zarrillo seconded the motion. The Board voted (5-0) to approve the motion.

85 Sears Road – Construct a rear addition requiring zoning relief for floor area ratio. (3/4) Pct. 15

Victor Panak described the proposal and the requested relief.

Bob Allen (attorney) introduced the owners and the members of the design team, briefly reviewed the project, and summarized the requested zoning relief.

Jake Lilley (architect) provided the Board with a summary of the elements of the existing house and made a presentation of the proposed plans.

Ms. Hamlin applauded the quality of the addition. Mr. Hines, Mr. Carr, Mr. Zarrillo, and Mr. Heikin agreed.

Mr. Heikin suggested that the building be made fossil-fuel-free. Mr. Lilley agreed that the team would consider it.

There were no public comments.

Mr. Heikin moved to recommend approval of the site plan by Meridian Associates., dated 12/9/20, and architectural plans by Jacob Lilley Architects Inc., dated 12/18/20, 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.

Mr. Zarrillo seconded the motion. The Board voted (5-0) to approve the motion.

471 VFW Parkway (*Continued from 1/28 Meeting*)- Combine two existing parking lots creating 21 new parking spaces and construct a recycling center building requiring zoning relief for setbacks and use. (TBD) Pct. 16

Victor Panak briefly summarized the project and the Board’s concerns from their January 28 meeting.

Jennifer Dopazo Gilbert (attorney) reviewed the project, focusing on the Board’s comments from the last meeting and noted that the Planning Department were supportive, as were the Health Department.

Andy Martineau reviewed the revised plans and addressed the outstanding concerns of the Board. Mr. Martineau showed comparisons between the plan presented to the Board on January 28 and the revised plans, noting that the building was moved further from an adjacent building, pedestrian circulation was improved, a 6’ fence was added, and additional EV ready spaces were added. Mr. Martineau also added that the proposed building itself was improved with better sound insulation and odor insulation. Mr. Martineau showed several other contemplated locations and explained why they were unworkable.

Ms. Hamlin asked if the waste hauling truck would extend into Asheville Road during pick-up and drop-off. Mr. Martineau stated that it would, but not so much as to make the road impassable. Ms. Hamlin stated she is concerned with this issue. Mr. Heikin also pointed out that the By-law requires a 30-foot area for loading zones.

Mr. Hines stated he believes Ms. Hamlin’s concern is solvable but that the proposal is otherwise a good one. He also suggested that trash pickup be conducted more frequently.

Mr. Zarrillo raised the issue of whether the project meets the requirements for loading zones, recognizing that the requirements don’t actually apply to the project but that they could be used as a “yardstick”.

Mr. Carr suggested that the building be located in the center of the proposed parking area to provide a larger loading area and distance the building from adjacent buildings and the public way.

The Board and the applicant continued to discuss other possible locations.

Public Comment

Will Varrell, 45 Asheville Road, explained his opposition to the project on the grounds that the building is too big, the pickup truck would block circulation on Asheville Road, and that there are better locations available.

Na'ama Gal, 242 Russett Road, expressed her concerns with the project as part of general redevelopment of the area. She insisted that the building should be located more centrally to the Hancock Village development.

Alisa Jonas, 333 Russett Road, highlighted that in other municipalities, trash buildings are required to be located at least 250 feet from other residents and 50 feet from residents of the site. Ms. Jonas showed the Board pictures of an unmaintained trash center and showed some alternative locations.

Scott Gladstone, 383 Russett Road, raised concerns with the project and suggested that it be located in the center of the proposed parking area.

Judith Leightner, 121 Beverly Road, also suggested that a better location be found. She felt that parking spaces can be expended if it allows for a better location.

Steve Krug, 237 Russett Road, also strongly suggested alternative locations and noted that the owner doesn't seem to need additional parking spaces.

Irene Scharf, 250 Russett Road, expressed her support for previous public comments and emphasized her dismay for the displacement of animals from all the construction. She was also opposed to the location and was disappointed in the lack of information provided by the applicant.

Mr. Heikin confirmed that the applicant held a meeting with the abutters.

Mr. Heikin said he is not satisfied with the proposal and believes a thorough study of the issue hasn't really been made. Mr. Heikin said he is also concerned with whether the trash/recycling center would properly serve the residents of Hancock Village. Mr. Heikin said he is not ready to recommend approval. Ms. Hamlin and Mr. Hines agreed.

Mr. Zarrillo reviewed the conditions for the approval of a Special Permit from Section 9.05 of the Zoning By-law. He felt that most of the conditions were not met.

The Board and the applicant continued to discuss some of the comments and concerns that were raised by members of the public.

The case was continued.

3) SIGN/FAÇADE REVIEW CASES

1 Harvard Street – Replace existing façade signs on front, side, and rear, and install new awning signs along front façade.

Victor Panak briefly noted the Planning Department recommendation that any lettering be eliminated from the proposed awnings.

Mike Ross (applicant) provided a brief presentation of the proposal.

Mr. Heikin asked a clarification about the dimension of the window vinyl, to which Mr. Ross clarified that the window vinyl is roughly 15” in height.

Ms. Hamlin asked what Café Nero’s awning height is and wanted the awning for Santander Bank to match it. Mr. Ross agreed to match the dimensions of the Café Nero awnings.

Mr. Hines said he doesn’t have a problem with the valence signage.

Mr. Zarrillo agreed with Mr. Hines.

Mr. Heikin moved to recommend approval of the plans by Image One Industries, dated 1/6/21, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director for Regulatory Planning or designee. Precise dimensions for the window vinyl shall be included on the plans.**
- 2. The proposed awnings shall be kept clean and in good condition.**
- 3. Any future window signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.**

Mr. Hines seconded the motion. The Board voted (5-0) to approve the motion.

5 Kendall Street – Install new façade sign and awning.

Victor Panak briefly noted the Planning Department recommendation which was supportive.

Josie Lei presented the proposed sign plans.

Mr. Heikin asked a clarification about the sign backing.

Ms. Hamlin felt that the sign was too big.

Selim Gurel (owner) stated that the intent for the sign was that it matched the dimensions of the existing signage.

Mr. Heikin felt that the sign needs to be rethought a bit. Ms. Hamlin agreed.

Mr. Heikin moved to recommend approval of the plans by AZ Signs & Storefronts, dated 1/26/21, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director for Regulatory**

Planning or designee. Final plans shall be revised to reduce the sign back, reduce the size of the lettering, and locate the lettering in one line.

- 2. Any future window signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.**

Ms. Hamlin seconded the motion. The Board voted (5-0) to approve the motion.

4) APPROVAL NOT REQUIRED PLANS

Mr. Heikin moved to approve the ANR plan for 151-153 Babcock Street. Mr. Zarrillo seconded the motion. The Board voted (5-0) to approve the motion.

Mr. Heikin moved to approve the ANR for 278 Warren Street. Mr. Hines seconded the motion. The Board voted (5-0) to approve the motion.

The meeting was adjourned.