

**Design Advisory Team (DAT) Meeting**  
**on**  
**118 Gerry Road/121 Independence Drive**  
**(Hancock Village – 40A Proposal)**  
**Tuesday, February 26, 2019**  
**7:30 pm**  
**5<sup>th</sup> Floor School Committee Room**  
**Brookline Town Hall**

**DRAFT**

**MINUTES**

***DAT Members Present:*** Steve Heikin, Rick Schmidt, Nick Elton and Carlos Ridruejo

***Staff Present:*** Polly Selkoe

***Development Team:*** Eddie Zucker, Andy Martineau, and Architect Gary Lowe from CHR and Stephanie Bartas from Stantec

Steven Heikin opened the meeting and made a motion to approve the minutes from the last meeting.

**Voted:** to approve the minutes of 1/8//2019.

Andy Martineau presented the revised plans for the Gerry Building and explained what has been changed. The roof line has been simplified and the building design reflects the design of the existing townhomes. Twenty-three parking spaces have been eliminated along Gerry Road and there is now significantly more landscaping in front of the building. There are 36 parking spaces under the building.

[See power point presentation on Town website at:

<https://www.brooklinema.gov/DocumentCenter/View/18058/Presentation-by-Applicant---11118>]

**DAT Comments on Gerry Building**

Nick Elton – we had talked about having more individual entrances.

Carlos Ridruejo – building is still pretty symmetrical. Maybe entrance could be shifted to the left.

Steve Heikin – the design is improved.

Architect Gary Lowe – the rendering is not completely accurate.

Carlos Ridruejo – rhythm of windows is better.

Steve Heikin – ramp could be eliminated and elevator could have a half stop. Materials at third floor level could be different from other floors.

There was discussion of having a square tower at end of building and using different patterns of materials.

-Maybe add decorative elements to the roof or extend the central flat roof to the nearest towers on either side.

-With respect to the site plan, the applicant noted that Hancock Village is currently under-parked both from a zoning and market perspective and that the existing spaces are generally undersized. The project includes new parking as required by zoning and replacement parking so not to make the property more non-conforming

### **Public Comment**

Steve Chiumenti said he was always in favor of replacing the garages with residences.

Judi Leichtner asked about reducing the parking further.

### **Discussion of Community Building**

Andy Martineau showed the community center concept.

Steve Heikin – it now looks less like an office building, which is good.

Rick Schmidt – there was a discussion about height  
Bring in

Steve Heikin – should look different.

The DAT wanted there to be a sun deck on the back of the building instead of the front on the north side.

-They wanted us to take a stronger stance on the building design and show it in context.

-It doesn't need to match the surrounding buildings because of its unique use.

-They liked the clock tower in the old version, but want to see it in a different location.

-The building can be a more interesting shape and does not need to be symmetrical, it also looks very large.

### **Recycle Building**

Andy Martineau explained the location of the recycling building.

The DAT members commented that a flat roof might be better

-They would like to see other views and a floor plan.

In sum, the DAT liked .....

- The general design of the Gerry building
- The revisions to the site plan including putting parking under the Gerry building and eliminating parking from the front of the building.

The next meeting was scheduled for Tuesday night, 3/19, at which, the applicant should show a updated designs for the Gerry Building, Community Center and recycling building, more floor plans, information on parking being created, and a dimensioned site plan.