



Town of Brookline Massachusetts

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

PLANNING BOARD

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

BROOKLINE PLANNING BOARD MINUTES Room 111, Brookline Town Hall February 26, 2020 – 8:15 a.m.

Board Present: Steve Heikin, Linda Hamlin, James Carr, Mark Zarrillo, Blair Hines.
Staff Present: Polly Selkoe, Victor Panak

Steve Heikin called the meeting to order at 8:20 am.

SIGN AND FAÇADE CASES

872 Commonwealth Avenue – Façade and Blade signs and renovations to storefront for Taco Bell.

Polly Selkoe introduced the case, summarizing the scope of work. She noted that the Planning Department is supportive of the proposal.

The applicant's sign contractor reviewed the proposal and went into details on the signage and lighting.

Linda Hamlin asked why there was no lighting on the signage. The applicant stated it was for branding reasons.

Mr. Heikin was concerned with the size of the bell logo and the size and location of the blade sign. James Carr agreed and suggested a more subtle blade sign that only includes the bell. Ms. Hamlin agreed with this approach.

The Board and applicant discussed the details of the structural support and mounting system for the main façade sign.

Mr. Heikin moved to approve the proposed signage with the conditions suggested in the Planning Department report and the following additional conditions:

- ***The blade sign shall be limited to just the bell logo and located between the masonry detailing.***

- *The façade sign’s raceway shall be limited in width to the extent of the window façade. Mark Zarrillo seconded the motion. The Board voted 5-0 to approve the motion.*

128 Rawson Road (*continued*) – Plan review of proposed single-family house as required by ZBA Case #2720 (120-124 Rawson Road, 1985) if a third lot of a subdivision is developed re the structure’s siting, orientation to the street, lot topography and adjacent dwellings.

Polly Selkoe introduced the case and reviewed the relevant history.

Don Gentile, attorney for the applicant, briefly reviewed past meetings on the proposal.

The applicant’s landscape architect discussed the topography of the site, which is very steep.

Blair Hines raised concerns with the structural strength of the proposed retaining walls and suggested lowering the floor of the building to alleviate the need for retaining walls.

Ms. Selkoe noted that the proposal may not meet the open space requirements of the Zoning By-law.

Mr. Carr had objections to the height of retaining walls along the side property lines.

Mr. Zarrillo noted that a tree designated as preserved (T3) would not survive and that the applicants should provide some path or access to the back yard around the side of the house.

Mr. Hines felt that the architects/designers had not fully thought through the project’s constructability.

The Board identified a few more trees that would not be preserved.

Abutters noted that several existing trees are not being shown on the plans and asked that smaller trees also be shown. An abutter made suggestions on how to better regrade the property to preserve more trees.

Mr. Zarrillo suggested that tree protection should extend to 10 feet around each tree.

Ms. Hamlin said that the project needs to be redesigned so that it more comfortably fit with the site topography.

The case was continued.

REVIEW OF PROPOSED DRAFT WARRANT ARTICLES FOR 2020 SPRING TOWN MEETING

The Board briefly discussed the warrant articles related to short-term rentals. Ms. Selkoe noted that there would be no vote today but that the Planning Board would hold a public hearing on all warrant articles on April 2 (tentatively).

The Board voted to approve the minutes from January 8, 2020.

The meeting was adjourned.