



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
Blair Hines

Abigail Hiller

BROOKLINE PLANNING BOARD MINUTES By Zoom Event March 2, 2023 – 7:30 p.m.

Board Present: Steve Heikin, Mark Zarrillo, Linda Hamlin, Blair Hines, Shelly Chipimo, Andrea Brue

Staff Present: Beccah Mapure

Materials related to each agenda item can be found at:

<https://www.brooklinema.gov/DocumentCenter/Index/3700>

Steve Heikin opened the meeting

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

No public comment was made.

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

1182 Boylston Street (continued on December 8, 2022) - Construct a second story addition and reconfigure parking area (TBD) Pct. 15

Beccah Mapure introduced the case and described the required relief.

Attorney Jacob Walters summarized the proposal and the changes made since last hearing.

Architect Derek Rubinoff presented the updated proposal.

Linda Hamlin asked about the building materials to be used.

Derek Rubinoff replied that materials included porcelain tiles, and treated metal panels, possibly titanium.

Blair Hines asked if the tree near the parking lot would remain [response: yes]. Hines added that a stormwater management and tree protection plan should be included.

Steve Heikin suggested permeable pavers and asked if the systems would be fossil fuel free.

Linda Hamlin suggested using the same dark background design concept in the front façade for all the signage for coherence and elegance.

Shelly Chipimo asked why the Hammond Street façade, different from the others, had two sign bands. Derek Rubinoff replied that they wanted to accommodate two different tenants.

Andrea Brue said the entrance canopy seemed chunky and heavy and it could be flatter.

Mark Zarrillo suggested adding trees on the parking lot corner and checking if other trees could be allowed by the tree warden.

Public Comments:

Will McColl asked if the bench for the bus stop on Boylston Street would remain. Derek Rubinoff replied that the bench was on the public way.

Board Decision:

Steve Heikin made a motion to recommend approval with additional conditions. The motion was approved unanimously.

The Planning Board recommends approval of the site plan by EMB CO., PLS, dated 8/30/22, and architectural plans by DEREK RUBINOFF ARCHITECT, RA, revised on 1/25/23, the Planning Department staff recommends 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, displaying the recommended changes, 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 parking lot plan, including EV spaces, bike parking and signage to allow overnight parking by area residents, and a landscape plan that shows proposed counterbalancing amenities, subject to approval by the Assistant Director for Regulatory Planning and the Tree Warden, if applicable. The counterbalancing amenities shall include an additional tree to the sidewalk on Hammond Street and must be executed in accordance with the approved plan.**
- 3. The second story addition, and if possible the first floor, shall use fossil fuel-free utilities.**
- 4. Prior to the issuance of a building permit, the applicant shall electronically submit a stormwater management plan, stamped and signed by a registered engineer, subject to the approval of the Director of Engineering.**
- 5. 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**

24 York Terrace – Construct two story addition to single family home (3/16) Pct. 11

Beccah Mapure introduced the case and described the required relief.

Architect Edrick vanBeuzekom presented the plans and summarized the required relief.

The owners Heidi Rayala and Fabio Fachin were present.

The Board unanimously expressed they had no issues with the proposed addition and noted that it was positive that they had support from abutters.

The Board asked if the abutter to the rear was contacted. The abutter responded no.

Public Comment:

John Grunert, the rear abutter, asked if there were plans to make changes to the backyard near the property line, including tree removal of fixing the fence that was falling.

Heidi Rayala replied that no trees would be removed.

Steve Heikin suggested looking into the referred fence.

Board Decision:

Steve Heikin made a motion to recommend approval. Linda Hamlin seconded. The motion was approved unanimously.

The Planning Board recommends approval of the site plan prepared by BOSTON SURVEY PLS, dated 10/27/22 and architectural plans prepared by EvB DESIGN, dated 10/27/22, the Planning Department recommends 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.**

222 Warren Street and 25 Cottage Street

Because of the intrinsic connection between the two cases, they were presented simultaneously but discussed and voted on separately.

Beccah Mapure introduced the cases and described the required relief for each of them, including recent changes made by the Building Commissioner.

Attorney Jennifer Gilbert summarized the cases and the ongoing process with the Preservation Commission since December 2020. Gilbert noted that only certain elements of the house at 25 Cottage might be able to be moved due to the deteriorating condition.

Architect Tony Filardo presented the plans and Landscape Architect Troy Sober presented the landscape plans. Architect Catherine Truman was present and other members of her team were present.

222 Warren Street - Construct addition to existing single-family home (3/16) Pct. 14

Steve Heikin said the project was well done and new elements were well integrated, given the constraints.

Mark Zarrillo expressed concerns about the lack of direct access to the front door. Zarrillo did not like the idea of arriving at a garage. He was also concerned with restrictions to the viewshed.

Jennifer Gilbert responded that the viewshed process with Preservation was not yet finalized.

Blair Hines wondered why the 25 Cottage driveway was not extended to access 222 Warren and open up the viewshed.

Steve Heikin said that combining the driveways would have marketability implications for the properties.

Board Decision:

Steve Heikin made a motion to recommend approval with the condition to include the viewshed as a counterbalancing amenity. Blair Hines seconded. The motion was approved unanimously.

Therefore, the Planning Board recommends approval of the site plan by EVERETT M. BROOKS, PLS, dated November 18, 2022 and architectural plans by CATHERINE TRUMAN ARCHITECTS, RA, dated January 24, 2023, 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 or designee for review and approval.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a landscape plan or site plan that shows proposed counterbalancing amenities,**

including the viewshed easement, subject to approval by the Assistant Director for Regulatory Planning or designee.

- 3. Prior to the issuance of a Certificate of Occupancy, a restrictive covenant with a survey showing the new location of 25 Cottage Street stamped by a registered engineer and depicting a viewshed with landscaping restriction area to be agreed upon and approved by the Preservation Commission and generally located in the area shown on the sketch plan to the request pertaining to 25 Cottage Street shall be executed and recorded in the chain of titles of both properties.**
- 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; 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.**

25 Cottage Street - Move single-family house and construct addition (3/16) Pct. 14

Mark Zarrillo asked if the subdivision plan could be manipulated to increase the lot size and avoid a variance.

Jennifer Gilbert replied that due to topography and driveway needs changes to the subdivision plan could make the other lot unbuildable. Mark Zarrillo believed it could be done and was worth trying.

Steve Heikin asked about the basement.

Mark Zarrillo asked about the rationale for the orientation of the house.

Steve Heikin noted that relief under Chapter 40A Section 6 was only applicable to use regulations while the variance needed for 25 Cottage was dimensional.

Jennifer Gilbert replied that dimensional variance could be granted under Section 10, which applies to unique structures.

Steve Heikin said the Board could recommend approval based on the fact that the proposed FAR relief could have been granted by special permit if the house hadn't been moved. Furthermore, the high FAR was largely influenced by the basement.

Board Decision:

Steve Heikin made a motion to recommend approval with the condition to include the viewshed as a counterbalancing amenity. Andrea Brue seconded. The motion was approved unanimously.

Therefore, if the Planning Board recommends approval of the site plan by EVERETT M. BROOKS, PLS, dated November 18, 2022 and architectural plans by CATHERINE TRUMAN ARCHITECTS, RA, dated January 23, 2023, the Planning Department Staff recommends 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 or designee for review and approval.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a landscape plan or site plan that shows proposed counterbalancing amenities, including the viewshed easement, subject to approval by the Assistant Director for Regulatory Planning or designee.**
- 3. Prior to the issuance of a Certificate of Occupancy, a restrictive covenant with a survey showing the new location of 25 Cottage Street stamped by a registered engineer and depicting a viewshed with landscaping restriction area to be agreed upon and approved by the Preservation Commission and generally located in the area shown on the sketch plan to the request pertaining to 25 Cottage Street shall be executed and recorded in the chain of titles of both properties.**
- 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; 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.**

The meeting was adjourned.