



Town of Brookline Massachusetts

Town Hall, Third Floor
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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 March 3, 2022 – 7:30 p.m.

Board Present: Steve Heikin, Mark Zarrillo, Shelly Chipimo, Andrea Brue, Blair Hines
Staff Present: Polly Selkoe and Maria Morelli

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:

320 Tappan Street – Convert single-family dwelling to four-unit dwelling requiring zoning relief for design review, affordable housing requirements, and parking design. (4/14/2022)
Pct. 12

Polly Selkoe described the proposal and described the zoning relief required.

Attorney Robert Allen and Architect Falkenstein were present. Attorney Allen expanded on the proposal and said there is room for eight trash bins in the garage.

Architect Falkenstein showed the plans.

There were two letters of opposition submitted with concerns about crowding and trash storage.

It was explained that there will be a trash alcove for eight cans in back of the garage.

Steve Heikin pointed out there were no coat closets in the house.

Public Comment

Michael Flynn, 322 Tappan St #1 concerned about shared front entrance. He is opposed to more noise and traffic. The trash plan is unrealistic.

Ken Liss (President of Brookline Historic Society), 490 Washington Street ,was pleased historic character would be kept and was supportive.

Steve Heikin feels for an urban area the number of units is appropriate and supports this proposal.

Andrea Brue was still concerned about trash storage.

Attorney Robert Allen said they will continue to work with the neighbors.

Steve Heikin made a motion to approve with conditions.

The Planning Board voted unanimously to recommend approval of the site plan by Peter Nolan & Associates LLC, dated 10/12/21 and architectural plans by Andrew Falkenstein, dated 11/24/21, 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 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.**
3. **In accordance with Section 4.08 of the Zoning By-law and guidelines regarding “Cash Payments in Lieu of Affordable Units”, and with the choice of the applicant to make a cash payment in lieu of providing affordable units, the owner of the property shall make the following payment to the Brookline Housing Trust and provide the following documentation before the Town’s issuance of a Certificate of Occupancy for the project:**

A sum equal to 2% of the Market Value of the property (as determined by the Assessor’s Department of the Town per the Town’s guidelines for “Cash Payment in lieu of Affordable Units” effective November 18, 2021 and Approved by the Brookline Planning Board, January 7, 2021) provided to the Town of Brookline in the form of a bank check, certified check or a check drawn on an Attorney Client’s Fund Account, payable to the Brookline Housing Trust.

The check should be mailed by first class mail or hand delivery to:

*Director of Planning & Community Development
333 Washington Street - 3rd floor
Brookline, MA 02445*

Should the property be subsequently converted and sold as condominiums, the developer or subsequent owner shall make an additional trust payment as a

condition of a transfer of each condominium, calculated per the Town's guidelines for "Cash Payment in lieu of Affordable units"

Prior to the issuance of a building permit, the owner shall execute a mortgage, escrow agreement, letter of credit or other documentation approved by the Director of Planning and Community Development to secure the cash payments required by this condition.

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.**

1040 West Roxbury Parkway – Construct addition on left side requiring zoning relief for setbacks, floor area ratio, and design review. (3/31/2022) Pct. 16

Polly Selkoe described the proposal and described the zoning relief required.

Attorney Robert Allen said this exact project was approved in 2018 but was not acted on by the petitioner.

Ashley Clark showed the plans.

Steve Heikin still does not like the open part of the house which has no doors but since it was approved previously, he will not object to the proposal.

Steve Heikin made a motion for approval.

The Planning Board voted unanimously to recommend approval of the site plan by Bruce Bradford dated 11/21/2017 and the floor plans and elevations by The MZO Group, dated 12/29/2017, 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 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.**
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.

41 Codman Road – Construct additions on side and rear of existing building requiring zoning relief for setbacks and floor area ratio. (TBD) Pct. 5

Polly Selkoe described the proposal and the zoning relief required.

Attorney Robert Allen expanded on the proposal.

Architect John Day showed the plans. There are solar panels on the roof.

Blair Hines expressed that the design was well-done.

Steve Heikin was supportive and felt that the additions were nicely detailed.

Mark Zarrillo supported it also.

Public Comment

Attorney Neal Glick representing the abutters at 59 Codman Road said his clients are concerned about an Elm on the property line and other trees. They would like a tree protection plan, want garage doors opening to the back, want a smaller garage, are opposed to windows above the garage, and want a drainage plan. He pointed out that there is a one year demo delay in effect. Also he said all the mechanical space in the basement is not really needed.

Steve Heikin noted the abutter house is 140’ away and there should be no privacy concerns.

Blair Hines remarked that grading has water flowing away from abutter.

The applicant’s architect said a stormwater system will be installed.

Mark Zarrillo stated driveway could be kept where it is and that a tree protection condition is reasonable.

Blair Hines recommended a tree arborist [they have used one].

Steve Heikin said a tree protection plan and landscaping should be conditions.

Blair Hines stated location of driveway should be modified.

The case was continued so they could return to show a tree protection plan, the trees to be removed, a landscape plan and a modification of the garage and its connector.

APPROVAL OF MINUTES

Approved minutes of 2/17/2022 unanimously with revisions (Shelly Chipimo abstained).

Approved minutes of 2/23/2022 unanimously with revisions.

The meeting was adjourned.