

Minutes

Boylston Street Corridor Study Committee: Report Subcommittee

March 9, 2022 5:00PM
Held remotely via Zoom

Committee members (in attendance noted by Y/N):

John VanScoyoc, Chair	Y	Wendy Friedman	Y	Tom Nally	Y
Rachna Balakrishna	Y	Joe Gaudino	N	Carlos Ridruejo	Y
Deborah Brown	Y	Wendy Machmuller	Y	Mark Zarrillo	Y

Staff & consultants present: Kara Brewton, Sophie Robison, Arran French

Meeting materials included: agenda, Presentation on Existing versus Proposed Zoning (Kara Brewton)

Guests included: Fred Perry, Linda Pehlke, Paul Saner, Doug Stewart

Kara Brewton opened the meeting, noting that it was being held remotely on the Zoom platform due to COVID, and after checking that all participants' audio/video were working well, and Kara announced that the meeting was being recorded.

John Van Scoyoc, Committee Chair, discussed that the purpose of the meeting today is to finalize some zoning recommendations for spring Town Meeting, as the deadline is tomorrow. Last Thursday, the Committee identified consensus for a number of parcels in the Brookline Hills Overlay District.

Finalizing Corridor Plans: Zoning along Corridor

Kara presented a proposed modification to the previous vote on the Herb Chambers (Audi) parcel. She suggested putting a pin in the lab use conversation as this is a use type that EDAB will be considering. Kara shared a table that showed

Tom discussed FAR flexibility, especially with regard to incentivizing commercial uses. Tom noted how different uses have different floor plate heights. Committee members asked questions about the different floor heights of different uses. There was no consensus voiced among Committee members. There were questions about how to think about zoning as it relates to parcel consolidation. Before voting, the Committee looked at the model again. There was significant discussion of the impact of these height changes to neighboring homes.

- **Move** to permit FAR up to 4.0 as an incentive for uses described in Zoning draft for the Herb Chambers parcel, with up to 6 stories by roll call vote. Yes: TN, WM, CR, RB, DB, WF, JVS; No: MZ.

The Committee discussed the differences between the residential impacts of different sized buildings at various locations, and the potential benefit of design guidelines to the final built forms.

- **Move** to extend the FAR of 3.5 and six stories overlay district to include UHaul site by roll call vote. Yes: TN, CR, RB, DB, WF, JVS; No: WM, MZ.

Comments from the Public

Paul Saner shared his thoughts on the viability of lab development and general commercial use at the Herb Chamber parcel. Paul and Mark had some back and forth on this topic.

Zoning Review: Eastern Side of the Boylston Corridor

Arran French, Consultant, shared different development scenarios, including visuals to help explain the “sky plane” which is meant to help ameliorate shadows and maintain views (i.e. light and air). Mark Zarillo noted how this technical language intersects with the opinions of abutters. There were many clarifying questions, many surrounding how these changes could improve the development process.

Deborah Brown asked the Committee to consider how parcel assembly would impact the various scenarios. Mark Zarillo and Deborah discussed how consideration and allowance for parcel consolidation would improve by-right opportunities for development. Several Committee members voiced a desire to see a more creative zoning opportunity at this site. There were questions about how developments would be reviewed by PB and ZBA if the Committee votes for the sky plane.

- **Move** to permit the as-of-right sky plane model for the Brookline Village Overlay District with a 4-story maximum in lieu of the draft language of 40’ maximum by roll call vote. Yes: TN, RB, WF, MZ, WM, DB, JVS.
- **Move** for a favorable recommendation for staff to submit the draft warrant article, including edits to reflect votes tonight, and DB’s further language regarding urban heat islands by roll call vote. Yes: DB, WM, MZ, WF, RB, TN, JVS.

Comments from the Public

- Fred Perry added a comment about parcel consolidation and how this was used in the hotel development.

Next Steps

Kara will keep the Warrant Article description to one page.

Closing

**Meeting adjourned at approximately 7:30 pm.