

Brookline Place Advisory Committee

DRAFT Meeting Notes

March 11, 2014

Committee Members Present: Co-Chair Neil Wishinsky, Co-Chair Ken Goldstein, Edie Brickman, Arlene Mattison, John Bassett, Ken Lewis, Linda Olson Pehlke, Debbie Anderson, Cynthia Gunadi, Linda Hamlin.

Committee Members not able to attend: Ali Mahajer, Guus Driessen, Mark Zarrillo, Steve Lacker.

Staff & Town Consultants: Kara Brewton, Jennifer Dopazo Gilbert

Guests: Tim Talun (Elkus-Manfredi), Merelice, Paul Saner (EDAB Co-Chair), George Cole (Stantec), Charles Weinstein (Boston Children's Hospital).

At 8:15 am, Ken Goldstein called the meeting to order.

1. Kara reviewed the revised zoning based on the Committee's last recommendations. She also reviewed the March 10, 2014 Zoning Bylaw Committee suggestions, which she suggested the Committee incorporate into their final draft:
  - a. Per recommendation of Merelice, change the headhouse height for the garage to only be allowed to go up an additional 10' where the maximum height is 65.'
  - b. Change the parking maximum to a number (683) rather than using ratios as a maximum for two reasons: if the proposed development changed to all medical office, than the garage could become greater than 683; if there were to be a partial change of use after the Special Permit (say from medical office to office), then some of the already built spaces would have to be blocked off and not used.
2. The Committee reviewed the alternative language paragraph for parking maximums, and agreed that the version with a specific cap of 683, excluding drop-off and loading zones was agreeable.
3. The Committee reviewed the alternative language paragraph for limiting height, and agreed that it should be changed to incorporate Merelice's suggestion of no additional allowance for headhouses within the lower 55' parking garage height area.
4. The Committee agreed that the zoning draft should include a diagram similar to the one handed out, which is helpful in interpreting the zoning.
5. Kara asked for the Committee to agree to these changes, subject to minor, final edits as approved by the co-Chairs.

**The Committee voted to approve the zoning as amended and discussed, subject to final approval by the co-Chairs: 9-0-1.**

The co-Chairs thanked the Committee for all their hard work and the meeting adjourned.

Handouts: Zoning Draft “Kb/3-7-14”; printed copy of email to Committee on 3/7/14 highlighting summary of zoning changes that were made; double-sided handout of additional items to discuss “Alternative parking maximum language” and “Limiting height where proposed garage is located”; color diagram showing dimensions in graphic form.

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