



# 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  
Abigail Hiller  
Blair Hines

**DRAFT**

## BROOKLINE PLANNING BOARD MINUTES By Zoom Event March 17, 2022 – 7:30 p.m.

**Board Present:** Steve Heikin, Mark Zarrillo, Andrea Brue, Linda Hamlin, and Abigail Hiller [Not present: Shelly Chipimo and 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:

**32 Davis Avenue** – Install A.C. condensers within required side yard requiring zoning relief for setbacks. (3/31) Pct. 6

Polly Selkoe described the proposal and described the relief needed.

Patty Correa, the applicant, explained that she is going all electric in her home and then showed her site plan.

The Planning Board was supportive.

The Planning Board unanimously voted to recommend approval of the annotated site plan by Bradford Engineering Co. dated February 15, 1993, and details provided in the applicant's "Statement in Support of Application for Zoning Relief, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall electronically submit a final site plan 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 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.**

**63-65 Green Street** – (*Continued from 1-20-22*) - Demolish two-family dwelling and construct new three-family dwelling requiring zoning relief for design review. (4/14) Pct. 2

Polly Selkoe described the proposal and the relief needed.

Attorney Allen gave the background and explained that changes were made in response to comments made by the Planning Board at its first meeting on January 20<sup>th</sup>. It will be a fossil free building.

Architect Alan Mayer showed the revisions to the plans.

Linda Hamlin stated it is improved but does not like the design. It looks too commercial and she is not supportive.

Andrea Brue also cannot support the project since it does not fit with the character of the street. The entry is pushed back too much; the windows on the first floor are too large.

Mark Zarrillo said it doesn't fit in the neighborhood.

Abigail Hiller also commented that it feels commercial.

Steve Heikin agreed the design is better but the issue is how it addresses the street. It still doesn't fit in with the neighborhood. He recommended a hip roof, at least facing the street, similar to the other buildings in the group, and commented that the units are very large and could be reduced in size. He asked how the FAR was reduced. [Alan Meyer explained that the bays are smaller.]

Linda Hamlin thinks the side bay windows are not appropriate.

Architect Mayer said at the previous meeting the Planning Board was very specific about the design changes it wanted, and he felt he had addressed those.

Andrea Brue said it is the front of the building that looks commercial.

Nancy Heller, 40 Abbotsford stated the building is "unBrookline", as is 147 Kent Street.

Attorney Allen said that the zoning amendment requiring the counting of attic floor space leads to a box-like design.

Susie Roberts, 69 Green Street, TMM #17, appreciates Planning Board comments tonight. The structure should like a house.

Norah Mazar, 7 Windsor Road, said she is a member of the synagogue across the street. The proposal is not consistent with the language of the street.

Beatka Zakrzewski, 59 Green Street, stated that the proposed building is not right for the street.

Attorney Allen asked for a continuance. He said he misread the comments made by the Planning Board at the last meeting. He understands now what the Planning Board would like.

Linda Hamlin said it does not have to have a pitched roof.

Rebecca Pettingill, 45 Green Street, emphasized that many neighbors have a social investment in how the neighborhood looks.

Mark Zarrillo said Coolidge Corner area is lucky that design review is required.

**The Planning Board continued the case.**

**1004 Beacon Street** – Construct pergola along front façade requiring zoning relief for setbacks and design review. (4/28) Pct. 1

Polly Selkoe described the proposal and the relief needed.

Attorney Allen gave some background about the developer, Dan Yu. His idea is to provide consistency to the street.

Architect Mark Joyce showed the plans. There will be a permanent canopy and instead of a railing demarcating the edge of the restaurants, there will be planters.

Linda Hamlin liked the concept. She asked how the rain from the roof will be handled.

Andrea Brue thought more space should be provided among the tables for people waiting for tables and staffing of service stations.

Polly Selkoe suggested that the Planning Board approve the pergola setback and have the developer return to the Planning Board for review of all details, including materials, seating, lighting, signage etc.

Mark Zarrillo said the use of the space is important to know.

Steve Heikin asked whether there would be year round seating.

Dan Yu, owner, said he would like year round seating and could use flaps or some type of a covering to keep out the weather.

Paul Warren, Carlton Street, thanked Attorney Allen and the developer Mr. Yu, for having a neighborhood meeting. He was concerned about how snow on the roof would be handled. He mentioned that there might be noise impacts to nearby residences and said greater traffic behind the building would be problematic, if there were a delivery business.

Attorney Allen stated all of the businesses will need an annual SB license, which could address operating hours.

Attorney Allen said that the landscaping plan could be presented to the Planning Board for approval at a later date.

Elton Elperin, speaking as a neighbor, said the sky and openness is a benefit. It's losing the public space. He has serious doubts about the installation of a permanent pergola.

Sean Lynn Jones, 53 Monmouth Street, thanked the Planning Board for their thoughtful consideration and the attorney and developer for listening to the neighborhood. The neighborhood would like to see the hardware store remain. Also, the seating area may make the sidewalk area too narrow.

Susie Roberts, representing a restaurant owner who looked at the space, said she thought a four season restaurant area was a good idea.

Steven Heikin asked about rain and snow on the roof.

Architect Mark Joyce said there will be a gutter and a downspout.

Mark Zarrillo likes the idea but is concerned about non-restaurant uses and changes to the street. The structure is substantial.

Andrea Brue asked about a retractable canopy.

Steve Heikin said planters are important. Panels on storefront should not be hardiplank, which he feels is unsuitable for a commercial storefront. He likes halo lit signage.

Steve Heikin recommended approval of zoning relief for the front yard setback, subject to the following conditions.

**The Planning Board voted unanimously to recommend approval of the site plan by Phase 0 Design, dated 11/04/21, and architectural plans by Phase 0 Design, dated 1/21/22, subject to the following conditions:**

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final design plans, including details of the canopy, its material, lighting, and heating**

**elements, its installation, and its sign band stamped and signed by a registered architect for review and approval of the Planning Board.**

- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a final site plan stamped and signed by a registered engineer or land surveyor and a landscaping plan, including details of the planters and plant material to demarcate the seating or commercial area to serve as the counterbalancing amenity for review and approval of the Planning Board. The counterbalancing amenity shall be executed according to the approved plan.**
- 3. Prior to the issuance of a building permit, the applicant shall electronically submit plans for how rain and snow on the canopy will be addressed and a stormwater plan subject to the review and approval of the Director of Transportation and Engineering.**
- 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, design 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.**

**1059 Beacon Street** – Construct roof deck requiring zoning relief for setbacks, height, and design review. (3/31) Pct. 1

Polly Selkoe described the proposal and the zoning relief required.

Attorney Jake Walters stated there will be no impacts to the neighborhood and there are other decks in the neighborhood. The counterbalancing amenity would be planters on the roof deck.

The Planning Board voted unanimously to recommend approval of the site plan by Land Mapping Inc. dated 9/28/21, and architectural plans by AGA Designs, dated 2/24/22, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final roof 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 final landscaping plan to the Assistant Director for Regulatory Planning for review and approval.**
- 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.**

**APPROVAL OF MINUTES**

Steve Heikin moved to approve the minutes of 3/3/2022. The Planning Board voted approval unanimously.

The meeting was adjourned.