



Town of Brookline

Massachusetts

PLANNING BOARD
Steve Heikin, Chairman
Robert Cook, Clerk
James Carr
Linda K. Hamlin
Blair Hines
Matthew Oudens
Mark J. Zarrillo

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BROOKLINE PLANNING BOARD MINUTES **Room 111, Brookline Town Hall** **March 21, 2019 – 7:30 p.m.**

Board Present: Steve Heikin, Bob Cook, Linda Hamlin, Mark Zarrillo, James Carr

Staff Present: Karen Martin

Mr. Heikin called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

8 Singletree Road – construct single family dwelling

(Mr. Zarrillo recused himself from this case).

Karen Martin described the proposal and the zoning relief required.

Attorney Ken Goldstein gave an overview of the previous Planning Board meeting and the revisions made to the project which includes reducing the amount of unfinished space and the siting of the structure on the lot.

Architect Paul Apkarian went over the revised architectural plans. Engineer Verne Porter went over the changes to the grading and retaining walls.

Mr. Heikin stated that the site plan is improved but noted that the proposed porch hasn't been brought down to the ground and looks like it is hanging in mid-air. He suggested that the applicant fill in the space. Mr. Goldstein noted that this porch will not be visible to any abutters.

Ms. Hamlin stated that the plan is much better.

Mr. Carr asked if the height is conforming. The applicant replied that it is.

Mr. Heikin asked if the retaining walls will be stone. The applicant replied yes.

Ms. Hamlin asked about the driveway slope. The applicant replied it will be 7%.

Mr. Heikin motioned to recommend approval.

Mr. Carr seconded the motion.

Voted (4-0): Therefore, the Planning Board recommends approval of the site plan by Verne Porter dated 2/14/19 and floor plans and elevations by Paul Apkarian Architects, Inc. dated 4/4/2019 subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final site plans, floor plans and elevations, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. The extent to which any non-habitable space may be converted to habitable space in the future, in addition to other relevant By-law sections regulating FAR, must comply with §5.22 of the Zoning By-law.
3. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to the review and approval of the Assistant Director of Regulatory Planning.
4. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and elevations stamped and signed by a registered architect or engineer; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

91 Coolidge Street – convert single-family dwelling to two-family dwelling

(Ms. Hamlin recused herself from this case).

Karen Martin described the proposal and the zoning relief required.

Homeowners Gary Altman and Judy Ferber presented their proposal and described the history of their home.

Mr. Carr asked if there was any historic review of the house and asked how the entrances will lead to each unit.

Mr. Heikin stated that the porch enclosures seem to work well.

Voted (4-0): Therefore, the Planning Board recommends approval of the site plan dated 12/28/2018 by Scott Cerrato and the floor plans and elevations dated 1/1/2019 by Hamlin & Co. Inc, , subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a site plan, floor plans and elevations, subject to review and approval by the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to review and approval by the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner, for review and approval for conformance to the Board of Appeals Decision: a) final floor plans and elevations stamped and signed by a registered architect; b) a final site plan, stamped and signed by a registered engineer or land surveyor; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

603-619 Boylston Street – construct cluster subdivision

Attorney Shayna Duff introduced the case.

Architect Steve Tise gave a PowerPoint of the proposed development.

Mr. Heikin asked for clarification on the allowed density bonus.

Mr. Cook asked what has been changed since the last preliminary Planning Board meeting. The applicant replied that no actual changes were made since the Board's feedback was very positive.

Mr. Carr asked about the preservation of existing trees due to the grading taking place on the site. The applicant stated only two to three trees will be saved.

Mr. Carr asked about the width of the garages. The applicant stated they will be 22 feet wide.

Mr. Heikin asked if the roof decks were included in the open space calculations. The applicant replied that they could qualify to be included but were not because the proposal meets the requirement without them.

Mr. Carr asked about the glazing of the glass of the clubhouse. The applicant replied that they are still working on choosing a product.

Ms. Hamlin commented on the landscape plan that the trees look like soldiers in a row and recommended that the trees be less rigid and planted in a more natural way. The applicant agreed to look into this.

Mr. Zarrillo asked for a status update on the curb cut approval process from MassDOT. The applicant responded that they have preliminary approval and that MassDOT is waiting for the project to receive zoning relief to grant final approval. Mr. Zarrillo also asked about the maximum length required for a cul-de-sac.

Mr. Heikin asked about how much property will belong to each condo versus being in common ownership.

Mr. Carr commended the applicant on writing a very thoughtful environmental impact statement.

Pankaj Merchia (abutter to the left) stated that the project is too dense and that including the Richardson home in the parcel calculation and adding extra density is not keeping with the spirit of the By-law.

Mr. Zarrillo reiterated that he is still concerned with the length of the cul-de-sac according to the Subdivision Regulations. Mr. Carr agreed that he is also concerned about this issue.

Mr. Merchia stated that he is concerned about drainage runoff from the upper west corner of the property.

Mr. Heikin motioned to recommend approval.

Mr. Carr seconded the motion.

VOTED (5-0): Therefore, the Planning Board recommends approval of the site plan by Norman Lipsitz dated 2/21/19 and the floor plans and elevations by Tise Design Associates dated 12/18/18, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations indicating façade design, colors, materials, windows, rooftop details, and placement of utilities for HVAC and transformers, subject to the review and approval of the Planning Board.
2. Prior to the issuance of a building permit, the applicant shall submit final site and landscaping plans, indicating landscaping, fencing, lighting and drainage details and a planting plan, subject to the review and approval of the Planning Board.
3. Prior to the issuance of a building permit, a construction management plan, including parking locations for construction vehicles, location of portable toilets, and a rodent control plan, shall be submitted for review and approval by the Building Commissioner, with a copy of the approved plan submitted to the Planning and Community

Development Department.

4. One temporary construction and/or development sign, no greater than 20 square feet, may be erected on site during the construction, subject to the review and approval of the Assistant Director for Regulatory Planning.
5. In accordance with Section 4.08 of the Zoning By-law and guidelines regarding “Cash Payments in Lieu of Affordable Units,” approved October 30, 2014, 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 upon the sale of each unit:

A sum equal to 7.5% of the adjusted sales price of the unit (actual sales price, including the cost of all parking, less an exemption deduction of \$125,000 per unit) shall be deducted from the net proceeds due the seller for each of the twelve units at 603-619 Boylston Street, and provided to the Town 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, along with a copy of the unit deed and HUD Settlement Statement.

The check shall be mailed, accompanied by a copy of the HUD settlement statement, signed by the seller and buyer, and a copy of unit deed, by first class mail or hand delivery to:

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

If any condominium unit(s) is/are rented by the owner instead of sold, the cash payments relative to the units being rented shall be immediately due and payable, unless, upon a request by the owner due to a significant change in market conditions, the Director of Planning and Community Development approves a different schedule of payments.

Prior to 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.

6. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered engineer or land surveyor, including landscaping, walls, grading, and location of utilities; 2) building elevations, stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

44-46 Vernon Street – demolish 3-family house and build new three-family

Karen Martin described the project and the relief required.

Attorney Bob Allen went over the project.

The architect, Edward Golden, presented the architectural plans.

Ms. Hamlin asked to clarify the green open space area and the locations of the retaining walls.

Mr. Heikin asked if the retaining walls will be on the property lines. The applicant replied yes and went over the proposal in relation to the property lines.

Mr. Carr asked the applicant why they had proposed six tandem spaces and noted that the turning looks impossible to get into the spaces at the rear of the property.

The Board discussed the proposed rear deck.

Mr. Heikin noted issues with the usable open space calculations and commented that the proposal is destroying all the green space and trees on the lot. He stated that the rear abutters will be looking into a parking pit and that the maneuvering for the parking spaces seems very difficult.

Mr. Carr offered a suggestion to change the parking to perpendicular spaces by shrinking the building.

Attorney Ken Goldstein (representing the abutter to the left) stated that the proposal comes extremely close to the lot line and raised concerns about Section 5.44 and the open space requirements.

Noam Lipinsky (rear abutter and TMM) raised concerns about trees and the potential 8 feet drop from his property down into the proposed parking area. He questioned if less parking could be allowed for this proposal.

Mr. Heikin suggested that the existing house be added onto or expanded in order to allow the applicant to lower their parking requirement or to propose a two-family dwelling.

Ms. Hamlin suggested exploring the option of a shared driveway with the abutter on the right side.

Mr. Singleton (rear abutter) expressed concerns that the proposal will destroy all existing greenery.

Mr. Carr stated that the applicant has not explored every possibility to make the proposal work.

Attorney Allen stated that it is a very constrained site but they will explore further options and return to the Board.

3 Greenway Court – convert 6 unit building to 7 units and add courtyard entrance

Karen Martin presented the case and described the zoning relief required.

Architect Rick Schmidt presented the plans.

Landscape Architect Katya Polyatko presented the landscape architecture plan.

Mr. Heikin suggested that the walkway could be curved to create more green space in the courtyard.

Ms. Hamlin noted that Unit #4 is not well laid out.

Mr. Heikin motioned to recommend approval.

Mr. Cook seconded the motion.

VOTED (5-0): Therefore, the Planning staff recommends approval of the site plan dated 9/11/2018 by Paul Foley and the floor plans and elevations dated 12/17/2018 by Rick Schmidt Architect, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a site plan, floor plans and elevations, subject to review and approval by the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to review and approval by the Assistant Director of Regulatory Planning.
4. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner, for review and approval for conformance to the Board of Appeals Decision: a) final floor plans and elevations stamped and signed by a registered architect; b) a final site plan, stamped and signed by a registered engineer or land surveyor; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

2 City View Road – construct addition and dormers

Karen Martin went over the case history.

Architect Phil Hresko presented the plans.

The Board asked to clarify the changes from the previous version of the proposal. The Board stated they had no issues with these changes.

Mr. Heikin motioned to recommend approval.

Mr. Cook seconded the motion.

VOTED (5-0): THEREFORE, the Planning Board recommends approval of the site plan dated 4/5/2018 by Thomas P. Bernardi and the floor plans and elevations dated 2/7/2019 by Hresko Associates, Inc., subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan indicating counterbalancing amenities, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and building elevations; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Minutes of 3/7 were approved.

OTHER BUSINESS

Materials Reviewed During Meeting: Staff Reports, Zoning Texts, Site Plans, Elevations

The meeting was adjourned.