



Town of Brookline Massachusetts

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PLANNING BOARD

Steve Heikin, Chair
Andrea Brue
Shelly Chipimo
Linda K. Hamlin
Abigail Hiller
Blair Hines
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MINUTES By Zoom Event March 23, 2022 – 8:30 a.m.

Board Present: Steve Heikin, Linda Hamlin, Andrea Brue, Blair Hines, Shelly Chipimo

Staff Present: Victor Panak

Materials related to each agenda item can be found at:
<https://meetings.brooklinema.gov/OnBaseAgendaOnline/>

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) SIGN/FAÇADE REVIEW CASES

820 Commonwealth Avenue – Install solar panel array on roof of Joan & Edgar Booth Theatre.

Victor Panak introduced the proposal and indicated that the Planning Department is supportive.

Cecilia Nardi introduced the members of the applicant team.

Paul Rinaldi and Dennis Carlberg provided the Board with a presentation of the proposed plans.

Mr. Heikin confirmed that the Booth Theatre was already constructed to be solar ready. He said he thinks it's a great project.

Ms. Chipimo asked a clarifying questions about the presentation.

Mr. Heikin asked whether solar panels are being installed on an adjacent building. Mr. Carlberg indicated that it is not a priority.

Mr. Hines said he thinks this proposal is well designed but raised the question of under what

conditions the Planning Board should object to solar panel arrays on rooftops.

Public Comments

There were no public comments.

Mr. Heikin moved to approve the plans prepared by Fort Point Associates, Inc., dated 2/14/22, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director of Regulatory Planning.**

Ms. Hamlin seconded the motion. The Board voted 5-0 to approve the motion.

1646 Beacon Street – Replace (2) existing and add (4) new telecommunications antennas along with accessory mechanicals on roof of commercial building at 1646 Beacon Street.

Victor Panak introduced the proposal and indicated that the Planning Department is supportive.

Allison Hebel provided the Board with a presentation of the proposal.

Mr. Heikin asked some clarifying questions about the proposal.

Ms. Brue said she feels that the application is incomplete and that she wouldn't be voting on it. Ms. Hebel went into more detail on the proposed work.

Board members discussed what is required for telecommunications applications.

Public Comments

There were no public comments.

Mr. Heikin moved to approve the plans by Hudson Design Group, dated 1/3/2022, subject to the following condition:

- 1. The applicant shall paint the new canisters matte grey.**
- 2. Prior to issuance of a building permit, final plans and elevations of the wireless facility and all supporting and concealing structures and before and after photo simulations shall be submitted to the Assistant Director for Regulatory Planning for review and approval.**
- 3. All antennas and related equipment shall be removed if abandoned or not in operation for a time period of twelve months or longer.**
- 4. Prior to issuance of a building permit, the applicant shall submit a removal bond of \$5,000 to the Town.**
- 5. Prior to issuance of a building permit, the applicant shall submit a \$1,500 monitoring/inventorying fee to the Town.**

- 6. Prior to issuance of a Certificate of Occupancy, a final review and approval of the site shall be made by the Assistant Director for Regulatory Planning.**

Ms. Hamlin seconded the motion. The Board voted 5-0 to approve the motion.

The meeting was adjourned.