



Town of Brookline Massachusetts

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PLANNING BOARD
Steve Heikin, Chair
Mark J. Zarrillo, Clerk
Andrea Brue
Shelly Chipimo
Linda K. Hamlin
Blair Hines

BROOKLINE PLANNING BOARD MINUTES By Zoom Event March 29, 2023 – 8:30 a.m.

Board Present: Steve Heikin, Mark Zarrillo, Andrea Brue, Linda Hamlin
Staff Present: Polly Selkoe, Beccah Mapure

Materials related to each agenda item can be found at:
<https://brooklinema.gov/DocumentCenter/Index/3903>

Recording of this meeting is available at: <https://www.brooklinema.gov/2422/Recordings>

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

No comments were made.

2) SIGN/FACADE REVIEW CASES

1440 Beacon Street - Construct a new entryway and canopy for multifamily building. Pct. 11

Beccah Mapure introduced the case and noted that the proposed canopy will need zoning relief.

Architects Dean Temple and Dario Demar presented the proposal.

Steve Heikin asked if trees would be removed.

Dean Temple responded that trees will be removed and replaced with plantings to avoid blocking the new windows.

Steve Heikin said it was a good improvement, the only downside was the lack of direct connection to the entry.

Dean Temple explained that the rendering didn't properly convey the design but the entrance is only up four feet and the parapets are transparent.

Linda Hamlin said it was a very handsome plan but was worried about the ramp starting right next to the garage entrance.

Steve Heikin wondered if bollards or a beeper could be installed for safety. He asked if the ramp needed to be full length to keep the 5% slope or if a railing could be included.

Dean Temple said they could put a railing but the ramp needed to be full length to avoid an institutional look.

Andrea Brue asked if a railing was needed at the stairs.

Dean Temple said the railing was added for aesthetics.

Mark Zarrillo said the design looked good and fit the building. He suggested adding a ramp towards the entrance of the building for handicap drop-off.

Steve Heikin made a motion to approve the proposed signage and façade alteration. Mark Zarrillo seconded. The motion was approved unanimously.

Therefore, the Planning Board approves the sign and façade plans by Dario Designs Inc. dated 2/16/2023, subject to the following conditions:

- 1. Prior to the issuance of a building permit, final sign and elevation plans shall be submitted to the assistant director for regulatory planning or designee for review and approval. The applicant shall consider the minor modifications suggested by the Board, including the addition of a railing separating the end of the pedestrian walkway from the driveway.**
- 2. Prior to the issuance of a building permit for the canopy, the applicant shall electronically submit to the Building Commissioner 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.**

238 Washington Street - Replace old façade sign for Sapporo Ramen. Pct. 6

Beccah Mapure introduced the sign proposal.

Owner Taiji Mineo presented the proposal.

The Board had no questions or concerns about the signage.

Steve Heikin made a motion to approve the signage as proposed. Andrea Brue seconded. The motion was approved unanimously.

The Planning Board approves the sign plans by Falcon Graphics, dated 3/2/23, subject to the following conditions:

- 1. Prior to the issuance of a building permit, final plans shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.**
- 2. Plans for any window signage shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval prior to its installation or placement.**

220 Washington Street (cont.) - Install façade sign for Cubist Circle. Pct. 6

Beccah Mapure introduced the case.

Sign designer Ricky Zeng presented the proposal.

The Board appreciated the design improvements made since the first presentation.

Steve Heikin made a motion to approve the signage as proposed. Andrea Brue seconded. The motion was approved unanimously.

The Planning Board approves the sign plans by New CC Sign dated 1/27/2023, subject to the following conditions:

- 1. Prior to the issuance of a building permit, final plans shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.**
- 2. Plans for any window signage shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval prior to its installation or placement.**

3) REVIEW OF PREVIOUSLY APPROVED ZBA CASE

58 Kent Street - Reconfigure interior space and remove decks. Pct. 6

Polly Selkoe introduced the case.

Attorney Bob Allen summarized the proposal and introduced the project's team.

Architects Ryan Noone and Aaron Honsaker presented the proposed changes.

Steve Heikin asked if the building was fossil fuel-free. [It is all electric with gas stoves].

Linda Hamlin was concerned about parking with the increased number of salon studios.

Steve Heikin asked if the elimination of parking requirements for storefront uses included second-floor retail. [Yes].

Andrea Brue was curious about how signage would be handled for the different businesses studios. [It would be one sign].

Steve Heikin made a motion to approve the proposed changes in the program for 58 Kent Street. Mark Zarrillo seconded. The motion was approved unanimously.

The meeting was adjourned.