



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
Blair Hines

Abigail Hiller

BROOKLINE PLANNING BOARD MINUTES By Zoom Event March 30, 2023 – 7:30 p.m.

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

Materials related to each agenda item can be found at:
<https://www.brooklinema.gov/DocumentCenter/Index/3923>

Steve Heikin opened the meeting.

1) **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

Polly Selkoe informed about the upcoming joint Planning Board and Zoning By-Law Committee public hearing on two zoning amendments.

Steve Heikin informed that the Advisory Committee voted against the replacement of the Pierce School.

2) **BOARD OF APPEALS CASE** (Tentative Zoning Board of Appeals Hearing Date) and relevant Precinct:

1487 Beacon Street - Enclose existing porch to the rear (4/27) Pct. 10

Beccah Mapure introduced the case and described the required relief.

Evan Guggenheim presented the proposal.

Linda Hamlin asked which materials would be used.

Architect Ann Walters said materials would be similar to the porches above.

Steve Heikin agreed it would be ideal to use similar materials but recommended against vinyl siding.

Steve Heikin made a motion to recommend approval. Mark Zarrillo seconded the motion. The motion was approved unanimously.

The Planning Board recommends approval of the site plans by ANDERSON SURVEYS INC, PLS, dated January 31, 2023 and architectural plans prepared by WALTERS DESIGN STUDIO, RA, dated January 23, 2023, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final floor 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 or designee for review and approval.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a plan showing counterbalancing amenities subject to approval by the Assistant Director for Regulatory Planning or designee. The counterbalancing amenities must be executed in accordance with the approved plan. Use of quality materials as opposed to materials such as vinyl siding will be considered a counterbalancing amenity.**
- 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.**

24 Auburn Street (cont.) - Demolish existing single-family and construct three-family dwelling
(4/27) Pct. 7

Beccah Mapure introduced the case and noted that the Planning Board had previously recommended approval, conditional to final design review.

Attorney Scott Gladstone explained the case was continued at the ZBA hearing without discussion because the ZBA wants to see final PB recommendation. He then summarized the changes made since the proposal was submitted and presented the changes made since the last hearing.

Developer Ron Scharf presented the updated plans.

Mark Zarrillo said the applicant needs to consider what to do with the existing small retaining wall along the rear lot line.

Linda Hamlin said to note what type of windows was being proposed on the elevations.

Steve Heikin said the front façade projection was too wide and it did not look good proportionally. He would not be in favor of granting the requested relief and asked for further reduction of width.

Ron Scharf said the requested changes would significantly impact furniture plans. Previously, the Board only requested to reduce the 3rd-floor bay.

Scott Gladstone asked the Board to let the developer incorporate some of his design visions.

Linda noted that the Board usually requires new buildings to fully comply with zoning. She agreed the bay was a small ask to improve the building and minimize the requested relief.

Shelly Chipimo agreed the Board was making a reasonable request.

Public Comment:

Will Provost, 1 Washburn Place, appreciated the Board pushing for changes to improve the neighborhood. Despite not being optimal he could accept the elevated deck but asked if the protruding bicycle parking on the side yard setback could be eliminated due to its proximity to their property.

Board Decision:

Steve Heikin asked if bicycle parking could be rearranged.

Ron Scharf said the bicycle parking as proposed would allow easy access to residents. He also said they already accommodated several of the neighbors' asks and the new request from the Board would create more challenges.

The case was continued to allow the applicant to further reduce the length of the bays and deck in the front façade. It was left to the applicant's discretion whether it would be at a 90-degree or an angle, but the bay should be at least 3 feet off the corner of the building.

152 Woodland Road - Construct single-family home on new lot (4/27) Pct. 15

Mark Zarrillo recused himself.

Beccah Mapure introduced the case and described the required relief.

Attorney Don Gentile introduced his team and summarized the proposal and the required relief.

Architect Michael McKay presented the plans and noted it was designed to the client's desire.

Verne Porter presented an overview of the site.

Steve Heikin said the project required a lot of manipulation of the site and wondered if the house could be turned ninety degrees to minimize regrading and blasting. Steve wondered how it would meet Section 5.09.4. regarding the preservation of trees and landscape and the relation of the building to the environment.

Steve Heikin asked if the windows were operable [yes] and if the building would be fossil fuel free.

Don Gentile confirmed that the project would use heat pumps but may use gas for cooking.

Steve Heikin asked what part of the basement was planned to be finished in 10 years.

Verne McKay responded there was no current plan to finish the basement.

Steve Heikin noticed that at least 50 trees were being removed and only 30 replanted, with no replication of the character of the site.

Don Gentile said they worked with the Conservation Commission and will comply with the tree by-law.

Andrea Brue asked where significant trees were being preserved.

Michael McKay indicated that only the Conservation buffer area would be left undisturbed.

Steve Heikin asked if the developer could work with the site instead of molding it.

Michael McKay said the square footage was critical to generate value and that it was always the plan since the subdivision was approved. The Conservation buffer limitations would not allow a different orientation of the house.

Linda said that despite the Conservation Commission's approval, she was not comfortable with the project's lack of consideration to the site features.

Steve Heikin made a motion to recommend denial. Shelly Chipimo seconded. Shelly and Linda abstained and Steve and Andrea voted yes to denial. The motion did not pass.

The Planning Board did not reach a consensus about a recommendation for the project. The Board was uncomfortable with the large design being imposed on the site and hoped the proposal was more integrated with the existing grading. The Board found that the project did not comply with some of the design review requirements under Section 5.09.4.

However, if the Board of Appeals approves the site plan by VERNE T. PORTER JR., PLS, dated December 29, 2022 and architectural plans prepared by MCKAY ARCHITECTS, RA, dated March 4, 2022, the Planning Board recommends the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final floor 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 or designee for review and approval.**
- 2. If the applicant chooses to convert the basement into a habitable space, provisions specified under Section 5.22 shall be met.**
- 3. Prior to the issuance of a Certificate of Occupancy, the applicant shall electronically submit an as-built plan, stamped by a registered engineer, showing that the private right-of-way shown on the site plan by Verne T. Porter, dated 2/25/21, has been constructed in accordance with the Subdivision Plan of Land for 150 Woodland Road, as subsequently amended. The as-built plan shall be reviewed and approved by the Assistant Director of Regulatory Planning and the Commissioner of Public Works prior to the issuance of a Certificate of Occupancy.**
- 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, 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.**

154 Woodland Road - Construct single-family home on new lot (4/27) Pct. 15

Attorney Don Gentile noted that the site had the same conservation issues as 152 Woodland and a large portion of the lot was already cleared given its prior use as a dumping ground for debris.

Verne Porter presented an overview of the site.

Architect Michael McKay presented the plans and noted it was designed to the client's desire.

Steve Heikin noted that one of the two entries of the driveway went through 20 feet of ledge.

Polly Selkoe asked for a copy of the Conservation Commission's conditions.

Linda Hamlin shared concerns about the configuration of the kitchen island. Hamlin added that the porte cochere was hideous and expressed she would not support the project.

Steve Heikin said the scale of interior spaces was too large and noted that he was not supportive of the porte cochere.

Shelly Chipimo noted she was not supportive of the project.

Steve Heikin made a motion to recommend denial. Shelly Chipimo seconded. Andrea and Steve abstained and Linda and Shelly voted yes to denial. The motion did not pass.

The Planning Board did not reach a consensus about a recommendation for the project. The Board had concerns about the over-manipulation of the site and was uncomfortable with the scale and proportion of the porte cochere. The Board found that the project did not comply with some of the design review requirements under Section 5.09.4.

However, if the Board of Appeals approves the site plan by VERNE T. PORTER JR., PLS, dated May 2, 2022 (revised on December 29, 2022) and architectural plans prepared by MCKAY ARCHITECTS, RA, dated July 1, 2021, the Planning Board recommends the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final floor 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 or designee for review and approval.**
- 2. If the applicant chooses to convert the basement into a habitable space, provisions specified under Section 5.22 shall be met.**
- 3. Prior to the issuance of a Certificate of Occupancy, the applicant shall electronically submit an as-built plan, stamped by a registered engineer, showing that the private right-of-way shown on the site plan by Verne T. Porter, dated 2/25/21, has been constructed in accordance with the Subdivision Plan of Land for 150 Woodland Road, as subsequently amended. The as-built plan shall be reviewed and approved by the Assistant Director of Regulatory Planning and the Commissioner of Public Works prior to the issuance of a Certificate of Occupancy.**
- 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, 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.**

The meeting was adjourned.