



Town of Brookline Massachusetts

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

PLANNING BOARD

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

BROOKLINE PLANNING BOARD MINUTES By Zoom Event March 31, 2022 – 7:30 p.m.

Board Present: Steve Heikin, Mark Zarrillo, Linda Hamlin, Shelly Chipimo, Andrea Brue, Abigail Hill, Blair Hines

Staff Present: Victor Panak

Steve Heikin opened the meeting.

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

The Board briefly discussed the timeline for returning to in-person meetings and discussed situations in which mature trees should be preserved or removed.

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

1578 Beacon Street – *Review Trash Storage and Screening Plans for Approved Application*
- Make variety of exterior alterations including adding a roof deck requiring zoning relief for design review. Pct. 10

1580 Beacon Street – *Review Trash Storage and Screening Plans for Approved Application*
- Make variety of exterior alterations requiring zoning relief for setbacks and design review. Pct. 10

Mr. Hines recused himself.

Victor Panak explained that the projects had already been approved by the Zoning Board of Appeals and that the applicant was returning to the Planning Board for review of their trash storage and screening plans.

Bob Allen (attorney) reviewed the discussion of the Planning Board from the previous meeting and explained that the Board requested a better treatment for trash storage and screening. Mr. Allen briefly reviewed the proposed solution and introduced the rest of the design team.

Ryan Noone (architect) provided the Board with a brief presentation of the proposed work.

Katya Podsiadlo (landscape architect) presented the proposed landscape plan.

Ms. Hamlin felt that the proposed plans for the project are much improved and suggested that the theme of the evening would be “much improved”. Ms. Hiller and Mr. Zarrillo agreed.

Ms. Brue asked a clarifying question about an access stair.

The Board and applicant continued to discuss minor details of the proposal.

Public Comments

There were no public comments.

Mr. Heikin moved to approve the trash storage and screening plans as presented. Mr. Zarrillo seconded the motion. The Board voted 6-0-1 to approve the motion.

23 Leicester Street – Construct additions requiring zoning relief for floor area ratio and setbacks. (4/14) Pct. 14

Victor Panak described the proposal, summarized the required zoning relief, and indicated that the Planning Department is supportive.

Bob Allen (architect) introduced the homeowners and the members of the design team. Mr. Allen reviewed the proposed work and discussed the necessary zoning relief.

Ted Touloukian (architect) provided the Board with a presentation of the proposed plans.

Board members asked some clarifying questions about the project, including about materials, structural issues, and the history of the building.

Mr. Heikin clarified that the reduction in the setback is due to the attachment of the existing detached garage to the main structure.

Public Comments

There were no public comments.

Mr. Heikin moved to recommend approval of the site plan by JOYCE Consulting Group dated 1/12/22, and architectural plans by Touloukian Inc., dated 11/12/21 Rev 2, 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 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. The landscape plan shall be implemented in accordance with the approved plan.**
- 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.**

Mr. Zarrillo seconded the motion. The Board voted 7-0 to approve the motion.

12 Worthington Road – Construct rear addition requiring zoning relief for setbacks and floor area ratio. (4/14) Pct. 1

Victor Panak described the proposal, summarized the required zoning relief, and indicated that the Planning Department is supportive.

Bob Allen (attorney) introduced the homeowners and the members of the design team. Mr. Allen reviewed the applicant's work with the Preservation Commission, briefly discussed the proposed addition, and reviewed the necessary zoning relief.

Matt Genaze (architect) provided the Board with a presentation of the proposed plans. He noted that a mature Norway maple was being removed to avoid it becoming a liability.

Ms. Brue asked about two other trees that were proposed for removal. Mr. Genaze explained why both trees would need to be removed.

Mr. Hines and Mr. Zarrillo both indicated that they do not believe in preserving Norway maples and are comfortable with the proposed tree removal.

The Board and applicant discussed proposed yard treatment for the rear yard. Mr. Genaze did not indicate that new trees are proposed at this time but that they have not progressed far enough in the design process.

Board members said they were comfortable with the zoning relief and proposed addition.

It was noted that the project will be fossil-fuel-free.

Public Comments

There were no public comments.

Mr. Heikin moved to recommend approval of the site plan by Verne T. Porter JR, PLS., dated 1/26/22, and architectural plans by Zero Energy Design, RA, dated 1/26/22, 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 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, 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.**

Ms. Hamlin seconded the motion. The Board voted 7-0 to approve the motion.

92 Sewall Avenue – (Continued from 1-20-22) - Demolish two-family dwelling and construct new three-story building with six dwelling units and 12 parking spaces requiring

zoning relief for setbacks, parking design, design review, affordable housing requirements, and on-site fossil fuel infrastructure. (TBD) Pct. 3

Victor Panak explained that the applicant had submitted a conceptual plan for a two-lot solution, as previously requested by the Planning Board and that the applicant was not seeking a vote at this meeting.

Bob Allen (attorney) introduced the members of the ownership and design team. Mr. Allen reviewed some of the comments from the Planning Board's January 20 meeting and indicated that the applicant is submitting the proposed conceptual plan for feedback from the Board.

Christopher Flass (architect) provided the Board with a presentation of the proposal.

The Board and Mr. Allen discussed the zoning requirements for this site.

Mr. Heikin said that he appreciates the study of this alternative proposal but feels that the top floor on the 153 St. Paul Street lot is too much.

Ms. Hamlin said she really likes the alternative proposal.

Mr. Zarrillo also said he likes the alternative proposal and would be in favor of granting Variances for it to work. He wondered whether the applicant couldn't get more out of the existing building. Mr. Zarrillo also asked if the team had looked at how to handle parking. Mr. Flass noted that a significant mature tree on the far side of the 92 Sewall Street structure made the installation of a curb-cut more difficult.

Ms. Brue also felt that the proposal is a significant improvement and agreed with previous comments from the Board members. She felt that the top floor of the St. Paul Street lot should be pulled back on the side of the building that is adjacent to the 92 Sewall Avenue building.

Mr. Hines said he was impressed and very positive about the alternative proposal. He noted that the project could take advantage of the special permit provision for parking relief.

Ms. Chipimo agreed with the Board's supportive posture and commended the applicant on their responsiveness to the Board's concerns and the comments from the neighborhood.

Public Comments

Bill Rittling, 109 Sewall Avenue, said he felt that the original proposal was better.

Lauren Elias, 150 St. Paul Street, said that she remains concerned with the height of the proposed building and would support the elimination of the top floor.

Michael Sandman, 115 Sewall Avenue, also expressed concerns with the height of the building and felt that even a stepback would alleviate his concerns. Mr. Sandman asked if materials had been identified. Mr. Allen indicated that they would be provided later in the review process.

The case was continued.

The meeting was adjourned.