



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
April 4, 2019 – 7:30 p.m.

Board Present: Steve Heikin, Bob Cook, Blair Hines, James Carr

Staff Present: Kara Brewton

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

PUBLIC HEARING – ZONING WARRANT ARTICLE 13, WALDO-DURGIN OVERLAY DISTRICT

Kara Brewton briefly reviewed the Warrant Article and noted that she had slides available to answer any questions about the warrant article.

Steve Heikin opened the hearing for public comment.

Zack Tuck, adjacent commercial property owner, noted that they were generally supportive of the proposed zoning and thought the proposed development could be good for the Booksmith if the Booksmith decided to take up the offer in connecting that building to the proposed hotel building. Steve added that James Carr had originally imagined a piazza space and potential alley back there.

Evan Banks, also an adjacent commercial property owner, noted that they did not have a cross-use agreement yet with Chestnut Hill Realty even the proposal shows some of his tenants' spaces being provided in the proposed underground garage.

Blair Hines is hoping that as time moves on, it would be considered a positive to see additional height on adjacent parcels.

Sergio Modigliani noted that this was a very important process and that everyone should recognize that the Town has had a dependable and faithful partner when issues have arisen; that Chestnut Hill Realty has responded in a responsible manner. There has in the past been a more adversarial conversation while the 40B was in queue to be developed.

Roger Blood noted that there were diverse opinions in the Coolidge Corner Study Committee, ultimately ending with a very strong vote of support, with only one abstention and one vote against. A couple months prior, a straw vote was more like 2/3 support.

Elton Elperin state that the Committee had helped Chestnut Hill Realty realize an alignment of the proposed hotel building with the commercial buildings on Harvard and Beacon Streets. The addition of the internal street with the adjacent uses could make for a lively, interesting place. He worked on the Design Guidelines and looked forward to the Design Advisory Team work. Sergio Modigliani noted that it helped when you have someone like Chesnut Hill Realty's architect working on the development.

Neil Wishinsky stated that the CCSC had been meeting for two years, balancing interests. The end result is perhaps bigger than the community is comfortable with, but compared to the alternative, what we've come out with is a really good project. Lessons we learned from the River Road development were brought here for a very tight Memorandum of Agreement.

Steve Heikin added that he thought Pam McKinney and Ken Lewis had squeezed the project to a minimum bulk while still being economically feasible.

Evan Banks noted that while he was generally in favor, the current use of the alleyway for dumpster and parking for the retail tenants needed to dealt with as the project moved forward.

Lauren Bernard stated that she was on the Coolidge Corner Study Committee and an abutter on John Street. Her Condo Association's Board of Trustees massively supports the project and is looking forward to looking for something better as an adjacent use. She thought that Town Meeting Members from Precincts 2, 8, 9, and 10 were generally feeling positive but wanted retail space, which was now negotiated for. She is supportive and believes this project will bring additional net revenues to the Town.

Mr. Heikin motioned to recommend approval of Warrant Article 13.
Mr. Cook seconded the motion.

Voted (4-0): Therefore, the Planning Board recommends approval of Warrant Article 13.

DESIGN GUIDELINES for WALDO-DURGIN OVERLAY DISTRICT

Blair Hines noted that he didn't think there should be an aversion to irrigating planting areas, as that was the only way plants would evapo-transpire and cool down the surrounding area. Steve Heikin asked that MEP (Mechanical/Electrical/Plumbing) be defined. Following further discussion,

Mr. Heikin motioned to adopt the Design Guidelines for the Waldo-Durgin Overlay District.

Mr. Cook seconded the motion.

Voted (4-0): Therefore, the Planning Board adopted the Design Guidelines for the Waldo-Durgin Overlay District.

DESIGN GUIDELINES for PUBLIC BENEFITS FOR MAJOR IMPACT PROJECTS

Following a brief discussion of frustration about getting the correct and final version of the Design Guidelines from Regulatory staff,

Mr. Heikin motioned to recommend adopting the Design Guidelines.

Mr. Cook seconded the motion.

Voted (4-0): Therefore, the Planning Board adopted the Design Guidelines for Public Benefits for Major Impact Projects.

OTHER BUSINESS

The Planning Board requested Regulatory staff post all Design Guidelines to the Regulatory Division's webpage.

Materials: Warrant Article 13, Design Guidelines for Waldo-Durgin Overlay District, Design Guidelines for Public Benefits for Major Impact Projects.

The meeting was adjourned.