



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 April 19, 2023 – 8:30 a.m.

Board Present: Steve Heikin, Shelly Chipimo, 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/4067>

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

No comments were made.

2) SIGN/FACADE REVIEW CASES

850 Boylston Street - Replace and add antennas at existing wireless installation for T Mobile.
Pct. 14

Polly Selkoe introduced the proposal.

Sign designer Timothy Greene presented the proposal on behalf of T-Mobile.

There were no questions or comments from the Board.

Steve Heikin asked to include language in the condition requiring equipment to be painted to match the color of the building.

Steve Heikin made a motion to approve the equipment design. Mark Zarrillo seconded. The Planning Board voted unanimously to approve the motion.

The Planning Board approves the plans prepared by Centek Engineering, LLC, revised and dated 8/8/22, subject to the following conditions:

1. **Prior to issuance of a building permit, final plans and elevations of the wireless facility and all supporting and concealing structures shall be submitted to the Assistant Director for Regulatory Planning for review and approval.**
2. **All equipment must be painted to blend with the building.**
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.**

356 Harvard Street - Replace existing signage with updated branding for Mass General Brigham. Pct. 9

Beccah Mapure introduced the sign proposal.

Sign designer Erik Janiel presented the proposal on behalf of Mass General Brigham.

Steve Heikin asked why the name Brigham and Women's was being kept at the small panel by the door after the rebranding.

Steve Heikin said that staff noted that the wall sign was spread out and he agreed it looked odd compared to previous sign. Heikin suggested aligning the word "Imaging" under "Mass General Brigham". Other Board members agreed.

Andrea Brue noted that the plan indicated multiple sign locations and asked if there was proposed signage on the other side of the building.

Erik Janiel clarified that the other exterior signage was for parking.

Steve Heikin made a motion to approve the proposed signage with an additional condition. Shelly Chipimo seconded. The Planning Board voted unanimously to approve the motion.

The Planning Board approves the sign plans by Design Communications LTD. dated 2/16/2023, subject to the following conditions:

1. **Final plans shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.**

- 2. The word “imaging” shall be aligned under Mass General Brigham on the large façade sign.**

51 Bartlett Crescent - Landscaping review for new multifamily development at 5 Washington Street in Brighton. Pct. 13

Beccah Mapure introduced the case.

Jill Poschmann, construction manager, presented the landscape proposal. From her team were present Joseph Bearak and Mathew Faris.

Andrea Brue asked about the plans for the easement and wanted to ensure the area would be taken care of.

Mathew Faris said the easement would be used as access by the new development next door and incorporated into their project.

Steve Heikin asked if there was commercial parking. Jill Poschmann replied that there were 24 spaces for commercial parking.

Steve Heikin asked about the material of the retaining wall and if there was a dog washing station.

Jill Poschmann replied that the retaining wall was versa block and there was a dog washing area.

Steve Heikin asked if there was green space on the Boston side.

Jill Poschmann said that there were trees and planting on the Boston side, including a courtyard on the second floor, but green spaces were primarily located in Brookline.

Steve Heikin made a motion to approve the landscape plan as submitted. Andrea Brue seconded. The Planning Board voted unanimously to approve the motion.

The Planning Board approves the landscape plans by Stantec dated 1/20/2023, subject to the following conditions:

- 1. Final plans shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.**

370 Harvard Avenue - Install wall and window signs for Bakey. Pct. 9

Beccah Mapure introduced the case and noted that the size and number of signs as proposed would require a variance.

Sign designer John Peterson presented the proposal on behalf of Bakey.

Steve Heikin said the wall signs could both have the same size.

Mark Zarrillo suggested pulling the window sign back from the window so it doesn't count as part of the signage package.

Steve Heikin said that despite being in an M district, Harvard Street was one of the main commercial corridors in Brookline and would support zoning relief.

Andrea Brue agreed the lettering should be the same and suggested making an exception for the background since it was the same color as the façade panels.

It was noted that the applicant could opt for channel or individually mounted lettering to bring the proposal into compliance.

Steve Heikin made a motion to approve the proposed signage with an additional condition. Andrea Brue seconded. The Planning Board voted unanimously to approve the motion.

The Planning Board approves the sign plans by Metro Sign dated 3/17/2023, subject to the following conditions:

- 1. Final plans shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval. If the signs include the backer boards as presented, the color of the board shall match the sign band material. The lettering on the two wall signs shall be the same size.**
- 2. Any future window signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.**

920 Commonwealth Avenue - Replace existing façade sign with new company logo for GymIt. Pct. 2

Beccah Mapure introduced and displayed the proposal.

No one representing the applicant was present.

The Planning Board had no objections to the proposed plan but wondered if there would be any changes to the banner signs.

Steve Heikin made a motion to approve the proposed signage. Shelly Chipimo seconded. The Planning Board voted unanimously to approve the motion.

The Planning Board approves the sign plans by SRP Sign Corporation dated 12/7/2022, subject to the following conditions:

- 1. Final plans shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.**
- 2. Any future window signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.**

The meeting was adjourned.