



# 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 25, 2019 – 7:30 p.m.**

**Board Present:** Steve Heikin, Bob Cook, Linda Hamlin, James Carr

**Staff Present:** Karen Martin

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

#### **BOARD OF APPEALS CASES**

##### **19 Colchester Street – finish basement**

Karen Martin described the proposal and the zoning relief required.

The applicant explained that they have newly created basement space resulting from a proposed crawl space that ultimately collapsed and had to be turned into full basement space.

Mr. Heikin asked to clarify the proposed FAR and why a special permit is required.

The Board had no issues with the proposed finished basement.

Mr. Heikin motioned to recommend approval.

Ms. Hamlin seconded the motion.

**Voted (4-0): Therefore, the Planning Board recommends approval of the floor plans dated 5/16/2018 by SB Architects subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit floor plans subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals

decision: a) final floor plans stamped and signed by a registered architect or engineer; and b) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**69-71 and 73-75 Westbourne Terrace** – create common driveway

Karen Martin described the proposal and the zoning relief required.

Attorney Cameron Merrill gave an overview of the proposed common driveway and the related safety improvements regarding the Driscoll School crosswalk. Architect Gary Hendren presented the plan.

Mr. Heikin asked how this project was permitted if the driveway requires zoning relief. Mr. Merrill explained that the original project was permitted with two separately driveways that had a landscaped strip in the middle that met setback requirements.

Mr. Heikin suggested that the two proposed curb cuts be eliminated and replaced with one which would be safer.

Ms. Hamlin suggested that the left piece should be removed and that only one drive to the right side around the landscaped island remain.

Mr. Heikin questioned whether the crosswalk could be moved. Mr. Merrill stated that that would involve permission from the Transportation Board and is unlikely.

Mr. Merrill stated that the applicant would be happy to explore using only the first driveway as the sole entrance and exit.

Mr. Heikin asked about the proposed retaining walls on the site. He also asked if the driveway will be done in permeable pavers. The applicant confirmed that they will.

Mr. Heikin stated that the applicant should return to the Board with a reconfigured single driveway to the right side with a width of at least 12 feet.

The case was continued.

**30 Webster Street** – convert building to limited service hotel

Karen Martin described the proposal and the zoning relief required.

Attorney Bob Allen introduced the case and gave a history of the site.

Mr. Heikin asked what the width of the drive aisle is. The applicant replied that it is 24 feet wide.

Harry Wheeler of GroupOne Architects presented the architectural plans.

Mr. Heikin asked about changes to the front canopy. Mr. Wheeler stated that it will not be expanded at all. Mr. Heikin asked about luggage drop off and how that would work on site. The applicant explained that guests can park their cars along the drive aisle and walk luggage into the building or use the entrance at the rear.

Mr. Cook asked about the building's proximity to 20 Webster Street. Mr. Wheeler explained that 20 Webster Street has a light well and that the hotel rooms on that side are being tied into the light well to allow in sunlight. Mr. Cook also asked for an analysis of traffic patterns. Attorney Allen distributed a traffic study done by Stantec.

Peter McLaughlin of Saunders, hotel manager, described the model for the hotel as a boutique, largely self-serve hotel.

**Elton Elperin** stated that there is admirable restraint to the design and that it reads nicely at the top but the bottom falls apart. He stated that there should be more consideration given to the portion underneath the canopy and that it still looks like a nursing home. He also suggested more exciting landscaping.

**Bruce Levin (20 Webster Street)** stated that he has concerns about the future pot shop across the street, the narrowness of Webster Street and the lack of hotel parking.

Another abutter raised concerns about parking and drop off, the fire hazard of so many kitchenettes and who will be operating the hotel.

The Board discussed ideas for a drop off zone to be created by cutting out a piece of the front yard. Mr. Heikin also noted the grade change and discussed ADA options for the front entrance.

**Paul Saner** stated that he is supportive of the proposed hotel for its tax base potential for the Town and positive externalities for local businesses. He asked if the hotel management has looked into the market demand for such a hotel and asked if it will be geared towards grad students. Peter McLaughlin replied that he believes there is significant demand and he does not expect the hotel to attract grad students.

**Jonathan Davis TMM 10** stated that he is concerned about the owner/developer managing the hotel and would like to see a condition for a 24/7 manager on site. He would also like to require parking for all employees and information on the hotel's website regarding the limited availability of parking.

Ms. Hamlin stated that she supports a boutique hotel rather than a name brand flag. She also suggested the applicant work with a landscape architect.

Mr. Heikin stated that he is in favor of this project and agrees with the comments about the canopy being revised and would like to see improvements to the inside/outside connection.

Mr. Carr stated that he would like to see more attention given to the new cap at the eight story, sustainability initiatives and bike storage.

Mr. Heikin motioned to recommend approval.

Ms. Hamlin seconded the motion.

**VOTED (4-0): Therefore, the Planning Board recommends approval of the site plan by Malin Mistry, dated 12/21/2018 and the floor plans and elevations by Group One Partners dated 12/4/2018, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan showing proposed drop-off locations, accessible entry routes, bike storage and energy-saving features, parking plan, floor plans, roof plan (including location of condensers), and elevations indicating 8<sup>th</sup> floor details, all materials and colors, subject to the review and approval of the Planning Board.
2. Prior to the issuance of a building permit, the applicant shall submit a construction management plan, subject to the review and approval of the Building Commissioner.
3. The hotel's management shall implement an employee T-pass program, where management subsidizes at least 50 percent of the cost of monthly subway and bus T-passes for all of the hotel's employees. Information should be provided in the hotel's marketing about the use and availability of the MBTA C line and Harvard Street bus, as well as BlueBikes dock locations. Marketing information should also indicate the lack of on-site parking available for guests.
4. The rates for hotel rooms shall not include parking. Any charges for on-site parking shall be charged separately and not be bundled with hotel room charges.
5. A staff manager and valet parking staff shall be present on site 24 hours a day.
6. Plans for signage shall be approved by the Planning Board at a future date.
7. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and building elevations; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**1200 Beacon Street** – final materials review

Harry Wheeler of GroupOne presented material samples and renderings of the hotel.

The Board suggested an irrigation system for the new landscaped plaza's plantings beds.

Mr. Wheeler pointed out a new sidewalk bumpout that was approved by the Transportation Board and changes to the grading of the Beacon Street vehicle entrance.

Mr. Heikin asked by how much the ramp grade has been reduced and inquired about raising the apron grade more.

Mr. Carr stated that he finds the top and the fins to be too dark and suggested a lighter color. The applicant stated he could bring lighter sample alternatives to the site visit.

**Susan Houston** stated that it is essential for there to be an on-site mockup of materials. She agrees with Mr. Carr about the color of the band. She also stated that the corner plaza needs definition and the proposed seating needs arms for seniors. She added that she is concerned about safety and would like to see a differentiation in the sidewalk to show vehicle entrances as well as more interior lighting along Beacon Street.

**Deborah Brown (26 Parkman Street)** asked about the ADA accessible entrance to the hotel and also questioned whether the paving at the corner would create a heat island effect.

**OTHER BUSINESS**

**Minutes of 3/21 were approved.**

**Materials Reviewed During Meeting:** Staff Reports, Zoning Texts, Site Plans, Elevations

**The meeting was adjourned.**