



Town of Brookline Massachusetts

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PLANNING BOARD

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JOINT BROOKLINE PLANNING BOARD AND ZONING BY-LAW COMMITTEE PUBLIC HEARING ON PROPOSED ZONING AMENDMENT WARRANT ARTICLES FOR SPRING 2022 TOWN MEETING

MINUTES

By Zoom Event

April 27, 2022 – 7:00 p.m.

- Planning Board Present:** Steve Heikin, Mark Zarrillo, Shelly Chipimo, Andrea Brue, Abigail Hill, Blair Hines
- ZBL Committee Present:** Bernard Greene, John Van Scoyoc, Lynda Roseman, Ken Goldstein, Linda Olson Pehlke, Cliff Brown, Paul Saner, Roger Blood, Mark Zarrillo
- Staff Present:** Maria Morelli, Kara Brewton, Victor Panak and Polly Selkoe

Steve Heikin opened the hearing and noted that it is a joint hearing of the Planning Board and Zoning By-law Committee.

It was announced that ARTICLE 15 (Boylston Street Corridor Amendment) was withdrawn.

ARTICLE 18: Amend Articles 2 and 6 of the Zoning By-law to increase the requirements for providing bicycle parking (required design standards are in a separate document)

Maria Morelli presented Article 18 which increases bike requirements for residential uses of 8 units or above. She reviewed the details of the Article, which would require 1.1 bike parking per dwelling unit. There are exemptions: 0.5 for age restricted and 100% affordable housing, and adaptive reuse (up to 50% reduction). There are compact and large bike spaces. Bike lockers and sheds are allowed. Design standards will be enforceable even though outside By-Law. This makes the design standards easier to change when standards change.

ZBLC COMMENT

Ken Goldstein asked about motor bikes.

Maria Morelli said they are not allowed in bike spaces, although electric bikes are allowed.

Linda Olsen Pehlke said the AC discussed what would be the correct number. It was concluded that the requirement in the amendment is the right number. She asked when the requirement would be triggered.

Maria Morelli said new construction or structural changes would trigger this By-Law. On a 20 unit project, bicycle space would take up 3 parking spaces.

PLANNING BOARD COMMENT

Blair Hines asked if bike parking could count as a counterbalancing amenity.

Polly Selkoe said it could count as a benefit in ZBA cases.

Abigail Hiller asked why affordable housing has a different standard.

Maria Morelli said it is an attempt to eliminate barriers to affordable housing.

Andrea Brue also had same concern about a different standard for senior housing. She also asked about guidelines for bike security, which Ms. Morelli indicated is included in the proposed guidelines.

Steven Heikin asked about increasing percent of hanging bike racks.

Maria Morelli said it is an accessibility issue.

PUBLIC COMMENT

Nathan Shoritz, 44 Payson Road, asked about lighting for these spaces.

Maria Morelli said lighting is required for safety reasons.

Ken Goldstein, ZBLC member, moved to recommend Favorable Action on Article 18 for the ZBLC. Lynda Roseman seconded the motion.

The Zoning By-law Committee voted 12-0 -1 (4 members absent and 1 abstention) in favor of the motion. (Bernard Greene abstained.)

Steve Heikin moved to recommend Favorable Action on Article 18 for the Planning Board. Mark Zarrillo seconded the motion.

The Planning Board voted 7-0 in favor of the motion.

ARTICLE 14 – AMEND ARTICLE 9.05 OF THE ZONING BY-LAW TO AUTHORIZE THE ZONING BOARD OF APPEALS TO ATTACH CONDITIONS TO SPECIAL PERMITS TO MITIGATE CONSTRUCTION IMPACTS

Kara Brewton presented Article 14, which arose out of concerns by South Brookline residents about construction impacts from large projects. Construction management plans are often a

condition of decisions for larger projects, but during construction this article would provide a requirement for the contractor to communicate during construction with residents, i.e. through a web page, on-site signage, neighborhood meetings or even 3rd party review paid for by applicant. This is now explicitly stated as a condition the ZBA may require.

ZBLC COMMENT

Linda Olson Pehlke, AC member, suggested a revision in this article for protection for bicycles and pedestrians during construction. She was disappointed that CHR with the Waldo-Durgin project filed a subdivision plan so that this new zoning would not apply to them.

Kara Brewton said there are discussions with CHR about this.

Abby Hiller worried this article benefitted high income people because of the different standard for affordable housing.

Wendy Machmuller stated she was pleased with this Warrant Article. She asked what size project would trigger this because construction at 20 Boylston Street impacted pedestrians.

Mark Zarrillo stated that 3rd party oversight can ensure that a construction management plan is followed.

Nathan Shoritz thanked Kara Brewton and head of Public Works for working on this Article. This Article will help all residents rich and poor.

Roger Blood, ZBLC member, moved to recommend Favorable Action on Article 14 for the ZBLC. Bernard Greene seconded the motion.

The Zoning By-law Committee voted 13-0-0 (4 members absent) in favor of the motion.

Steve Heikin moved to recommend Favorable Action on Article 14 for the Planning Board. Blair Hines seconded the motion.

The Planning Board voted 6-0-1 in favor of the motion. (Abby Hiller abstained.)

ARTICLE 16 – AMEND USE 6 IN SECTION 4.07, TABLE OF USE REGULATIONS, OF THE ZONING BY-LAW TO REQUIRE MULTI-FAMILY DWELLINGS IN L AND G BUSINESS DISTRICTS TO HAVE AT LEAST 60% OF THE GROUND FLOOR FRONTAGE BE NON-RESIDENTIAL USE AND A HAVE A MINIMUM OF 15’ IN DEPTH

Kara Brewton explained the amendment. There is now no minimum for the depth of a commercial space on ground floor of a residential project in an L and G district and this proposes a 15’ depth.

ZBLC Comments

Linda Olson Pehlke said the AC amended the language slightly.

Paul Saner stated that EDAB voted favorably on this article.

Planning Board Comments

Mark Zarrillo is in favor but confused about wording related to commercial use.

Andrea Brue expressed concern about commercial spaces in Town being empty.

Kara Brewton explained there might be some non-residential uses that are not commercial; for example, a non-profit could locate in a ground floor space.

Paul Saner, ZBLC member, moved to recommend Favorable Action on the AC version of Article 16 for the ZBLC. Ken Goldstein seconded the motion.

The Zoning By-law Committee voted 13-0 in favor of the motion.

Steve Heikin moved to recommend Favorable Action on the AC version of Article 16 for the Planning Board. Blair Hines seconded the motion.

The Planning Board voted 7-0 in favor of the motion.

Bernard Greene thanked Steve for chairing the joint hearing.

The hearing was adjourned.