



Town of Brookline Massachusetts

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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 April 28, 2022 – 7:30 p.m.

Board Present: Mark Zarrillo, Linda Hamlin, Andrea Brue, Abigail Hill, Blair Hines
Staff Present: Victor Panak

Mark Zarrillo opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

There were no public comments on matters not on the agenda.

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

174 Winchester Street – Demolish existing detached garage and construct new detached garage requiring zoning relief for setbacks. (5/26) Pct. 9

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

Jennifer Dopazo Gilbert (attorney) introduced the petitioners and design team. She briefly discussed the proposal and the necessary zoning relief.

Isamu Kanda (architect) provided the Board with a presentation of the proposed plans.

Andrea Brue asked the applicant to discuss proposed drainage from the garage roof. She also asked if the construction would affect the Winchester Path and its foundations. Mr. Kanda said that they will engage a structural engineer to make sure that the structural integrity of the Winchester Path is maintained. Ms. Brue also suggested tinting the concrete to make it look more earthy. Mr. Kanda agreed with the suggestion.

Mr. Hines suggested keeping the left wall to use as shoring to ensure the integrity of the Winchester Path.

Other Board members indicated they are comfortable with the project.

Mr. Zarrillo asked some clarifying questions about the fence along the Path and drainage in the Path.

Public Comments

There were no public comments.

Mr. Zarrillo moved to recommend approval of the site plan by EMB dated 2/14/22, and architectural plans by I-Kanda Architects., dated 2/10/22, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final 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 and fencing plan to the Assistant Director for Regulatory Planning for review and approval. This 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, architectural 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. Hines seconded the motion. The Board voted 5-0 to approve the motion.

686 Washington Street – Convert building from mixed-use to three-family dwelling requiring zoning relief for lot size, floor area ratio, setbacks, open space, parking design, and design review. (5/26) Pct. 10

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

Jennifer Dopazo Gilbert (attorney) introduced the applicant team, briefly discussed the proposal, and detailed the necessary zoning relief.

Bond Worthington (architect) provided the Board with a presentation of the proposed plans.

Mr. Hines asked if the Preservation Commission wanted to keep the front façade of the retail storefront. Ms. Gilbert said that the Commission was mostly concerned with preserving the main structure but was much more comfortable with the proposed conversion of the retail space. Mr. Hines asked if the applicant had considered dropping the roof of the structure to be more consistent with the height of the neighboring detached garages. Mr. Worthington said that he would look into that possibility.

Ms. Brue agreed with Mr. Hines’ comments about the height of the proposed garage. She added that she feels the proposal makes sense and fits in with the surroundings. Ms. Brue asked for details about egress for one of the units. Mr. Worthington indicated that the unit would probably need to be sprinklered.

Ms. Hamlin agreed with Mr. Hines’ comments on the height of the proposed garage and asked about how drainage operates on the property. Mr. Worthington briefly talked about the drainage.

Mr. Zarrillo asked some clarifying questions about the height of the proposed garage and access to its rooftop.

Public Comments

There were no public comments.

The Board and applicant discussed how to proceed and how to require the reduction of the garage roof.

Mr. Zarrillo moved to recommend approval of the site plan by A-Plus Construction Services Corporation dated 3/21/22, and architectural plans by Bond Worthington Architecture, dated 2/8/22, 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 Planning Board 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. Hiller seconded the motion. The Board voted 5-0 to approve the motion.

1093 Beacon Street – Convert existing building to 18 residential units requiring zoning relief for floor area ratio, setbacks, open space, parking, affordable housing requirements, and design review. (5/26) Pct. 1

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

Bob Allen (attorney) introduced members of the applicant, briefly summarized the proposal, and reviewed the needed zoning relief.

Deven Riley-Marini (architect) provided the Board with a presentation of the proposed plans.

Ms. Hamlin asked about the history of the building. Mr. Blotner said that the building is about 120 years old and was originally built as a residential use, but was converted to offices at some point. Ms. Hamlin asked whether the applicant had looked at moving the bike racks to the basement. Ms. Hamlin also asked about trash and recycling management. Ms. Riley-Marini indicated that a common trash room is provided on the first floor.

Ms. Brue asked some clarifying questions about accessibility and made some suggestions on how it could be shifted/improved.

Mr. Hines asked whether the proposed bicycle parking article would affect this project and suggested that the parking should be moved to the interior.

Mr. Zarrillo felt that the accessible ramp along the edge of the building is not the right decision. He suggested that a lobby be introduced at the front of the building that could include an elevator. The lobby space at the entry should be lowered to allow direct accessible access into the building from the street grade with an elevator allowing half and quarter stops

as required to access the lobby, basement, and first floor of the building. He added that the elevator should open into a reasonable lobby space on each upper floor rather than a hallway.

Ms. Brue presented a street view of Hawes Street and expressed concern with the loss of landscaping. Ms. Riley-Marini indicated that there would still be space to provide landscaping along the outside edge of the ramp.

Mr. Hines also expressed opposition to the long ramp along the edge of the building.

The Board and applicant continued to discuss how to provide accessibility to the building.

Mr. Hines indicated that he has no other objections to the project aside from the accessibility and bike parking issues.

Other Board members also expressed general support for the project.

Public Comments

There were no public comments.

The case was continued.

3) APPROVAL OF MINUTES

Mr. Zarrillo moved to approve the minutes from 4/13/22 and 4/14/22. Mr. Hines seconded the motion. The Board voted 5-0 to approve the motion.

The meeting was adjourned.