



# *Town of Brookline*

## *Massachusetts*

### **Planning Board**

Town Hall, 3<sup>rd</sup> Floor  
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Linda K. Hamlin, Chairman  
Steven A. Heikin, Clerk  
Robert Cook  
Blair Hines  
Matthew Oudens  
Mark J. Zarrillo

## **BROOKLINE PLANNING BOARD MEETING MINUTES**

### **Town Hall, Room 103**

**May 3, 2017 – 8:15 a.m.**

**Board Present:** Steve Heikin, Blair Hines, Matthew Oudens and Robert Cook

**Staff Present:** Andy Martineau

Steve Heikin called the meeting to order.

**870 Commonwealth Avenue** – Install new façade letter sign, projecting sign and window signs.

Andy Martineau described the proposal, noting that staff recommended that the applicant use halo-lit letters instead of face-lit and that the proposed projecting sign was not appropriate for this location.

Steve Heikin stated that he agreed with Staff's recommendations and asked if there were more detailed plans for the window signs.

The applicant provided more detailed plans for the window signs which the Board supports.

The applicant also provided photos of the neighboring businesses all of which have face-lit signs.

The applicant stated that the projecting sign would help with their visibility, foot traffic and branding.

Several Board members stated that this location is highly visible and that, given the nature of the business as a package pickup center, they are not reliant on foot traffic.

The Board discussed the overall proposal and agreed to approve the face-lit façade letters and window signs as proposed, but not the projecting sign.

**After discussion, the Board (4-0) to approve the plans.**

Steve Heikin motioned to approve.  
Bob Cook seconded the motion.

**VOTED: to recommend approval of the plans for the façade letters and window signs only by Pro Sign Graphics, dated 4/14/17, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans including all dimensions for the proposed window signs and excluding the projecting sign, subject to the review and approval of the Assistant Director for Regulatory Planning or designee.
2. All future window and door signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.
3. All internally illuminated signs shall be installed with a rheostat switch so that they may be dimmed during off hours.

**1324 Beacon Street** – Install new awnings and façade signs for Brookline Bank

Andy Martineau described the proposal, noting that the property owner has been renovating the large space formerly occupied by Walgreens into multiple storefronts. The Board has approved an awning proposal for a new pizza place on the Harvard Street side of the building. Andy also stated that Preservation Staff reviewed the proposal and does not support the proposed illuminated panel signs.

Several Board members stated that they agree with Staff's recommendation and do not support the proposed illuminate panel signs.

A representative from Sign Art stated that the previous tenant had non-illuminated, individually mounted letters in the same location they are proposing new panel signs.

Several Board members stated that they would be supportive of similar style non-illuminated letters in either gold leaf or a bronze finish to be reviewed with staff.

The Sign Art representative stated that he will discuss the change with his client and convene with staff on the changes prior to submitting final plans.

The Sign Art representative asked the Board if they would support non-illuminated letters in the Brookline Bank blue and grey colors.

The Board stated they would not support that proposal.

Steve Heikin motioned to approve.  
Blair Hines seconded the motion.

**After discussion, the Board (4-0) to approve the plans.**

**VOTED: to recommend approval of the proposed awnings only, in the plans by Sign Art, dated 3/23/17 subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans excluding the proposed panel signs, subject to the review and approval of the Assistant Director for Regulatory Planning or designee.
2. Prior to the issuance of a building permit, the applicant shall review modified plans with staff for the proposed signs to include non-illuminated, individually mounted letters in either a gold leaf or bronze finish.
3. All future window and door signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.
4. The awnings shall be maintained in good condition.

**278 Harvard Street** – Install new awning for Paris Creperie (CASE POSTPONED)

Meeting minutes from March 29, 2017 were approved as amended.

**MEETING ADJOURNED.**

**Materials Reviewed During Meeting:**

Staff Reports, Plans, Designs, Material Samples and Mockups