



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
Blair Hines

BROOKLINE PLANNING BOARD MINUTES By Zoom Event May 11, 2023 – 7:30 p.m.

Board Present: Mark Zarrillo, Andrea Brue, Linda Hamlin, Blair Hines, Steve Heikin, Shelly Chipimo

Staff Present: Beccah Mapure, Polly Selkoe

Materials related to each agenda item can be found at:
<https://www.brooklinema.gov/DocumentCenter/Index/4076>

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Steve Heikin invited Carrie Yoon, a candidate for the Planning Board, to join the meeting and introduce herself.

Architect Carrie Yoon introduced herself and expressed her interest in getting more involved in her community.

Planning Board members and staff followed with introductions.

The Board wished Shelly Chipimo farewell and thanked her for her wonderful work.

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

1026 Commonwealth Avenue – Reconfigure interior space to create four additional units, for a total of 19 units (5/25) Pct. 2

Beccah Mapure introduced the case and described the required relief.

Attorney Jeffrey Allen described the proposal and summarized the required relief.

Beccah Mapure displayed the plans.

Steve Heikin shared concerns about the lack of natural light at the storefront and basement unit. Also, the plans did not match the rear elevation.

Jeffrey Allen said design review was not cited and the interior issues pointed out were the building department's purview.

Andrea noted that Denial Letter says "any other relief the Board may find necessary".

Shelly expressed that the Board provides professional design opinions and the proposed basement unit didn't seem habitable.

Mark Zarrillo suggested approving the plan but not the basement unit.

Linda Hamlin agreed the plans were incomplete and said the architect should be present to respond to the Board's questions.

Steve Heikin could recommend approval with a condition to match the plans with elevations and include a site plan. He also suggested removing the office as a unit due to poor livability conditions.

Steve made a motion to recommend approval with the condition to remove the 19th unit (the basement unit) and submit corrected plans and elevations and a site plan. Mark Zarrillo seconded the motion. The motion was approved unanimously.

The Planning Board recommends approval of the architectural plans by RAV & ASSOCIATES INC., PE, dated February 9, 2022, 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, to the Assistant Director for Regulatory Planning for review and approval. Revised plans shall delete the 19th unit - the conversion of the office space in the front to a residence, provide corrected plans and elevations for the rear of the building, and provide a site plan.**
- 2. Prior to the issuance of a Certificate of Occupancy, the applicant shall comply with the Affordable Housing requirements in accordance with Section 4.08 of the Zoning By-law and guidelines regarding Cash Payments in Lieu of Affordable Units, approved by the Planning Board on January 7, 2021, with the choice of the applicant to make a cash payment in lieu of providing affordable- units.**
- 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, 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.**

161 Hyslop Road - Construct exterior additions at rear of single-family home (5/25) Pct. 14

Beccah Mapure introduced the case and described the required relief.

Attorney Bob Allen introduced his team and summarized the proposal and the required relief.

Architect John Gassett presented the plans.

Owner Nicole Lipson was present.

Steve Heikin asked what concerns the Preservation Commission had.

John Gassett replied that concerns were regarding colors and window patterns.

Mark Zarrillo said it was a thoughtful addition. Other Board members agreed.

Steve Heikin made a motion to recommend approval. Shelly Chipimo seconded. The motion was approved unanimously.

The Planning Board recommends approval of the site plan prepared by GOLDSMITH PREST & RINGWALL INC, PLS, dated 10/6/22 and architectural plans prepared by SHOPE RENO WHARTON, dated 10/10/22, 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 Assistant Director for Regulatory Planning 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.**

24 Grassmere Road – Demolish attached garage and build new garage with second-floor living space (5/11) Pct. 16

Polly Selkoe introduced the case and described the required relief.

Attorney Bob Allen introduced his team and summarized the proposal and the required relief.

Architect Lee Silverstone presented the plans.

The Owner Krista Suarez-Weiss was present.

Steve Heikin said it was a very modest and well thought addition and only needed rear yard relief since a second-floor addition was being proposed. Steve saw both letters of support and opposition and despite acknowledging concerns from the neighbors across the street, he noted that the two large trees would mitigate any concerns about the view.

Linda Hamlin said the gable roof was very steep and the window was placed way up on the roof - a shallower roof would better fit the house.

Lee Silverstone said the steep roof was proposed to break the boxy look of the house.

Public comments:

Claudio and Sara Toppelberg were concerned about the length of the expansion, which would block the view of trees and light to their property. While beautiful, the house would be larger than other structures in the neighborhood.

Laura Mistretta, 210 Bonad Road, spoke in support of the project.

Heidi Jay, 91 Bonad Road, spoke in support of the project.

Jen Lindblom, a direct abutter, spoke in support of the project.

Steve Heikin made a motion to recommend approval. Shelly Chipimo seconded. The motion was approved unanimously.

The Planning Board recommends approval of the site plan by James L. Nabstedt, PLS, dated January 16, 2023 and architectural plans by SB ARCHITECTS, RA, dated February 7, 2023, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final floor plans and elevations of the garage, 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 to the Building Commissioner for review and approval a) the site plan, floor plans, and elevations of the garage 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.**

370 Washington Street – Demolish a three-story commercial building and construct a single-story commercial building (5/25) Pct. 6

Beccah Mapure introduced the case and described the required relief.

Polly Selkoe explained that when they wanted to demolish the building years ago, it was determined that the applicant needed a proposal in place to replace the demolished building.

Bob Allen introduced the case and provided a background on the property.

Architects Daniel Gelormini and Eileen Casciari of CBT Architects presented the plans.

Steve Heikin asked about the materials on several elevations.

Daniel Gelormini clarified the rear would be metal panels, the sides would be a combination of frosted glass and filled panel materials.

Steve said the retail sales area was small, the bathroom was not accessible, and the rendering did not properly show the neighborhood context. More than 90% of the building was not accessible to the public.

Shelly Chipimo said she could not understand the project as a destination since it only had 75 square feet of publicly accessible space.

Linda Hamlin noted that despite her appreciation for modern architecture, the proposed building was out of context and did not improve the neighborhood since it had little interplay with the public.

Andrea Brue said that given the direction the town is taking to densify certain corridors, a building replicating at least the footprint of the existing house would be recommended.

Steve said the proposal looked like a disinvestment and underutilization of the lot and not the right approach.

Blair said he did not like or dislike the building but believed it was too modest in size. He asked why not make a bigger proposal with indoor seating.

Mark said the building was too small and the scale and massing were not in keeping with the neighborhood.

Steve Heikin opposed the project based on functionality.

Public comments:

Brian Kane, 4 Lincoln Road, spoke in favor of a bagel shop to benefit the Town and neighborhood.

John O’Dea shared concerns about a delivery area, trash, and rodents. He likes the idea of a small business.

John Bassett does not like the proposal and advocated for the renovation of the existing building.

Kathleen Clark was concerned with the proposed design since 370 could be an anchor for abutting properties, representing the old character of the neighborhood. She would support a different design.

Virginia Smith disagreed that the existing structure was an eyesore and said that the bagel shop did not fit in. She was in support of keeping the building.

Bob Allen said they were open to changing the exterior design but wanted to keep the one-story building footprint since it worked for his client.

Board discussion and decision:

Linda Hamlin said the Board looks beyond design aspects and also thinks about the community. The proposal seemed wrong for the site.

Mark Zarrillo said he was not opposed to the bakery but to its scale and massing.

Shelly Chipimo could not understand the profitability of the proposal.

Steve Heikin agreed it was not the right site for the proposal.

Andrea Brue asked if the applicant have considered a bigger building.

Steve Heikin made a motion to recommend denial based on site underutilization, lack of interior seating, and public access to toilets in a new building. Mark Zarrillo seconded. The motion was approved 5-0-1. Blair Hines abstained.

The Planning Board recommends denial of the site plan by Hancock Associates, PLS, dated February 7, 2023 and architectural plans prepared by CBT ARCHITECTS, RA.

152 Woodland Road (cont.) - Construct single-family home on new lot (5/25) Pct. 15

Mark Zarrillo recused himself.

Polly Selkoe introduced the case and described the required relief.

Jeffrey Allen summarized the changes made and urged the Board to support the proposal based on the determination from the Conservation Commission and the project's consistency with the neighborhood character.

Steve said the Conservation Commission determines if the lot is buildable and the Planning Board is concerned with the project's relationship with the lot.

Architect Michael McKay presented the changes made since the last meeting.

The Board was satisfied that the applicant had made some changes to improve the design, including reducing the rip rap wall.

Steve Heikin made a motion to recommend approval. Linda Hamlin seconded. The motion was approved unanimously.

The Planning Board recommends approval of the site plans by VERNE T. PORTER JR., PLS, dated December 29, 2022 and architectural plans prepared by MCKAY ARCHITECTS, RA, dated March 4, 2022, and updated April 27, 2023, 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 Assistant Director for Regulatory Planning or designee for review and approval.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a landscaping plan, stamped and signed by a registered landscape architect, to the Assistant Director for Regulatory Planning or designee for review and approval.**
- 3. If the applicant chooses to convert the basement into habitable space, provisions specified under Section 5.22 shall be met.**
- 4. Prior to the issuance of a Certificate of Occupancy, the applicant shall electronically submit an as-built plan, stamped by a registered engineer, showing that the private right-of-way shown on the site plan by Verne T. Porter, dated 2/25/21, has been constructed in accordance with the Subdivision Plan of Land for 150 Woodland Road, as subsequently amended. The as-built plan shall be reviewed and approved by the Assistant Director of Regulatory Planning and the Commissioner of Public Works prior to the issuance of a Certificate of Occupancy.**
- 5. 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.**

154 Woodland Road (cont.) - Construct single-family home on new lot (5/25) Pct. 15

Jeffrey Allen summarized the changes made since the last meeting.

Architect Michel McKay presented the changes to the proposal.

Kiran Kuchroo, the owner, said it took two years to design the project incorporating particularly important religious elements and urged the board to approve the plan.

Steve Heikin said the two-story port cochere was initially denied because it would not be useful as an outdoor covered space, but he was willing to approve it.

Blair Hines thought the two-story port cochere was too much but would support it.

Linda Hamlin agreed the two-story port cochere was out of scale and she was not willing to support it.

Andrea Brue agreed with Hamlin.

Steve Heikin made a motion to recommend approval of the plans with a one-story port cochere. Blair Hines seconded. The motion was approved unanimously.

The Planning Board recommends approval of the site plans by VERNE T. PORTER JR., PLS, dated December 29, 2022 and architectural plans prepared by MCKAY ARCHITECTS, RA, dated March 4, 2022, and updated April 27, 2023, 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 Assistant Director for Regulatory Planning or designee for review and approval.**
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The meeting was adjourned.