



Town of Brookline Massachusetts

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PLANNING BOARD

Steve Heikin, Chair
James Carr
Linda K. Hamlin
Blair Hines
Matthew Oudens
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MINUTES By Webex Event May 21, 2020 – 7:30 p.m.

Board Present: Steve Heikin, Linda Hamlin, James Carr, Matthew Oudens, Mark Zarrillo,
Staff Present: Polly Selkoe and Victor Panak

Steve Heikin opened the meeting.

Driscoll School (64 Westbourne Terrace) – Design Review of preliminary site plan and elevations for new school, with possible appointment of a Design Advisory Team (DAT)

The architects, Jonathan Levi and Philip Gray, gave a presentation including the project description, site plan, elevations, floor plans, landscaping, renderings and probable zoning relief, including height, point yard setback, parking, penthouse height and number of loading bays.

Steven Heikin commented positively on the solution of keeping the kids in the current school building, until the new school is built and that the new school building will be fossil fuel free. He asked about shading for the building. [The glass is shaded.]

Linda Hamlin thought it was a fabulous job. She asked about the ramped walkway from Westbourne Terrace. [It leads to a terrace for handicap accessibility, and there is also a stair.]

Steven Heikin asked if front entry ramp could be eliminated.

Mark Zarrillo asked about the height. He thinks the building looks very tall because of the vertical lines. [Floor to ceiling height is 14'.]

Philip Gray will talk to Building Department about record grade and measurement of height per the Zoning By-Law.

James Carr encouraged the design team to explore lower floor to floor heights as a strategy to reduce the height of the building and save on cost while maintaining enough height for effective day-lighting.

Steven Heikin would like to know more about the grading on the site.

Matthew Oudens asked about the Washington Street setback. He likes the site plan and that the building faces Washington Street and the playground faces Westbourne Terrace. He would like more porosity (windows) on Washington Street to engage pedestrians.

Resident Jean Wong Wagner stated it's a great design.

Appointing a DAT was then discussed. The Planning Board voted to include the following on the DAT: Mark Zarrillo and Matthew Oudens from the PB, one PC member to be chosen still, and Victor Kusmin and Arjun Mande from the School Building Committee.

128 Rawson Road (continued) - Plan review of proposed single-family house as required by ZBA Case #2720 (120-124 Rawson Road, 1985) if a third lot of a subdivision is developed, re the structure's siting, orientation to the street, lot topography and adjacent dwellings

Mr. Danius Kuper, developer, explained that the building has been made smaller to allow better access to the rear yard. Architect Eric Gjerde described the current design. Landscape Architect Craig Halvorsen explained how the grading had changed, and that he and abutter Lee Cook Childs were now happy about the plans.

Linda Hamlin asked whether the open space requirements had been met and said that that information should be added to the plans.

Mark Zarrillo asked if there would be a fence on top of the wall.

Craig Halvorsen said there are railings for safety.

After further discussion, the Planning Board voted to approve the revised plans, subject to review and approval of the method of construction of the retaining walls by the Director of Traffic and Engineering and only if the usable open space requirements are met, subject to the determination of the Building Commissioner..

158 Winthrop Road (Enforcement Action) – Design Review of Changes to the roof plan for a previously approved 5 unit residential building

Developer Mr. Parks introduced architect Dartagnon Brown. The final locations of condensers were shifted to the other side of the roof. They have installed additional screening.

Steven Heikin also commented on the deck railing which is higher and more solid.

Mr. Soobin, abutter, stated the railing will be lowered to 42" and will screen the condensers and he is now satisfied with the rooftop plan.

The Planning Board voted to approve the revised rooftop plan.

APPROVAL OF MINUTES

The Planning Board voted to approve the minutes of 1/30/2020 with corrections, 2/26/2020 (sign and façade) and 3/18/2020 .

The meeting was adjourned.