



Town of Brookline Massachusetts

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

PLANNING BOARD

Steve Heikin, Chair
Andrea Brue
Shelly Chipimo
Linda K. Hamlin
Abigail Hiller
Blair Hines
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MINUTES By Zoom Event May 25, 2022 – 8:30 a.m.

Board Present: Steve Heikin, Mark Zarrillo, Linda Hamlin, Abigail Hiller, Shelly Chipimo, Andrea Brue

Staff Present: Victor Panak

Materials related to each agenda item can be found at:
<https://meetings.brooklinema.gov/OnBaseAgendaOnline/>

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

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

2) SIGN/FACADE REVIEW CASES

146 Boylston Street – Install one new façade sign and two window signs for Zone Designs (new business).

Victor Panak introduced the proposal and indicated that the Planning Department is supportive.

Ms. Brue requested that the façade sign be lowered and sized to fit within the horizontal wood paneling on the building. Other Board members agreed. It was also agreed that the width of the sign should be limited within the edges of the window trim.

The Board felt that the language of the window signs should be clarified.

Public Comments

There were no public comments.

Mr. Heikin moved to approve of the plans by Signs by Tomorrow, dated 4/11/22, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director of Regulatory Planning or designee. The façade sign shall be reduced in size to fit within the blue clapboard area and shall not go beyond the jams of the window trim. The applicant shall also review the language of the window signs to provide better clarity.**

Mr. Zarrillo seconded the motion. The Board voted 6-0 to approve the motion.

17 Station Street – Make façade alterations.

Victor Panak introduced the proposal and indicated that the Planning Department is supportive.

Brett Levy (applicant) provided a brief description of the proposal.

Ms. Hamlin and Mr. Zarrillo indicated that they are supportive. Mr. Heikin asked a few clarifying questions and said he also supports the changes. Ms. Hiller agreed.

Public Comments

There were no public comments.

Mr. Heikin moved to approve of the plans by Peter Quinn Architects, dated 4/7/2022 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**

Ms. Hamlin seconded the motion. The Board voted 6-0 to approve the motion.

406 Harvard Street – Install one new façade sign and make façade alterations for Kao Jiu Restaurant (new business).

Victor Panak introduced the proposal and indicated that the Planning Department is supportive.

Ricky Zeng (sign contractor) provided the Board with a brief description of the proposal.

The Board discussed whether enough information is provided for the Board to review the application.

The Board agreed that the general design of the proposal is good, but that the Chinese characters in the sign are too large.

The Board felt that much more information is needed before they can approve the proposal.

Mr. Zarrillo was opposed because the proposal would overwhelm the streetscape.

The Board discussed more general concepts related to how much change to a storefront should be considered appropriate.

Public Comments

There were no public comments.

The case was continued.

327 Harvard Street – Install one new façade sign for Nail Monster (new business).

Victor Panak introduced the proposal and indicated that the Planning Department is supportive.

Ms. Brue indicated that she has no objections to the proposal.

Mr. Heikin and Ms. Hamlin said that the font does not appeal to them. Mr. Heikin suggested that the letters be reduced to 16” in height with a proportional reduction in the width of the sign. Ms. Hiller agreed.

The Board also felt that the sign should be aligned with the bottom of the Healthworks sign on the adjacent storefront.

Ms. Hamlin also requested that the indent in the “N” should be similar to the indent in the “M”.

Public Comments

There were no public comments.

Mr. Heikin moved to approve of the plans by New CC Sign, dated 5/7/22, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans with revised dimensions as discussed subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**
- 2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.**

Ms. Brue seconded the motion. The Board voted 6-0 to approve the motion.

The meeting was adjourned.