



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 May 26, 2022 – 7:30 p.m.

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

Staff Present: Victor Panak

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

30 Naples Road – *Continued from 4/14* - Convert single-family dwelling to two-family dwelling and make several additions requiring zoning relief for floor area ratio, setbacks, and open space. (6/23) Pct. 8

Victor Panak briefly reviewed the Planning Board's discussion on the case from the previous meeting.

Ken Goldstein (attorney) provided the Board with a presentation of the proposed changes to the property. The Board briefly discussed the applicant parking requirements.

Evan Stellman (architect) presented the revised plans to the Board.

Mr. Goldstein showed that the setbacks for the proposed porch are in line with surrounding properties. He also proceeded to outline how he believes the project meets the requirements for a special permit.

Ms. Hamlin felt that the revised design is a significant improvement. She also made a number of minor architectural recommendations.

Ms. Brue also felt that the revised design is a significant improvement and also provided some recommended architectural adjustments.

The Board discussed potential architectural details of the final design.

Public Comments

Frances Shashoua, 23 Naples Road, said that the porch still bothers her due to the lack of symmetry.

Mr. Heikin moved to recommend approval of the site plan by Neponset Valley Survey Assoc., Inc., dated 5/4/22, and architectural plans by Khalsa Design, dated 4/28/22, 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 a landscape plan that shows proposed counterbalancing amenities subject to approval by the Assistant Director for Regulatory Planning. The counterbalancing amenities must be executed in accordance to 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, 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.**

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

51 Colbourne Crescent – Demolish and reconstruct attached garage and mudroom connection requiring zoning relief for floor area ratio. (7/7) Pct. 12

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

Bob Allen (attorney) introduced the owners and members of the applicant team. He also summarized the proposed changes to the property and the required zoning relief.

Maggie Baratz (architect) provided the Board with a presentation of the proposed plans.

Ms. Hamlin said she thinks it is a very nice project. Mr. Zarrillo agreed.

Mr. Heikin said he generally agrees that it is well designed, but felt that the garage addition may be a bit too grandiose, especially because of the number of windows. He suggested lowering the garage addition to make it a bit less prominent.

Ms. Brue agreed with the positive comments and also made some suggestions to reduce the height of the addition and match the windows on the garage façade with the rest of the house.

Public Comments

Gregg Snyder and Kevin O’Laughlin, 34 Colbourne Crescent, expressed support for the proposal on behalf of the Rosemont Homes Association.

Dr. Garber and Ms. Leiman objected to the project on the grounds that the most affected abutters were not solicited or consulted. Dr. Garber also specifically raised concerns with the disruptions associated with construction. Mr. Allen discussed how the owner reached out to their neighbors and how the owner will keep their neighbors apprised of any construction activity.

Ms. Baratz addressed the Board's suggestions on the height of the garage addition.

Mr. Heikin moved to recommend approval of the site plan by DGT Associates, dated 3/8/22, and architectural plans by Maggie Baratz, dated 3/8/22, 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 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.**

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

654 Brookline Avenue – Demolish existing building requiring zoning relief for design review. (7/7) Pct. 4

666 Brookline Avenue – Demolish existing building requiring zoning relief for design review. (7/7) Pct. 4

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

Bob Allen (attorney) introduced the proposal to the Board and discussed the required zoning relief.

Mr. Heikin noted he was on the committee that developed the EISD overlay zoning district and briefly discussed the intentions of the committee. Mr. Heikin also asked some questions about the ownership of the subject and surrounding properties and the existence of an easement. Mr. Heikin said he has no issues with the demolition but agrees with the staff recommendation to save the existing shrubbery and add to it.

Mr. Zarrillo agreed that the easement should be shown on the plan. He did not feel that planting should be required but that a screening fence (like fake ivy) should surround the properties rather than a chain-link fence.

The Board and Mr. Allen discussed allowing drop-off on the site.

Public Comments

There were no public comments.

Mr. Heikin moved to recommend approval of the site plan by Farland Corporation dated 3/4/22, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit 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. The final site plan should show all existing easements on the subject property.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a landscaping and fencing plan, to the Assistant Director for Regulatory Planning for review and approval.**
- 3. No overnight parking shall be allowed on the sites while they are undeveloped, unless a new application is submitted to the Board of Appeals.**
- 4. 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, 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. Brue seconded the motion. The Board voted 6-0 to approve the motion.

375 Boylston Street – Change use to veterinary clinic requiring zoning relief for use and design review. (7/7) Pct. 6

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

Bob Allen (attorney) briefly discussed the operations of the existing VCA Hospital and their intended operations at the new location.

Michael Schornack (architect) provided the Board with a brief presentation of the proposal.

Mr. Heikin asked how the square footage of the new location compares to the existing location. The new space is an increase in square footage.

Mr. Zarrillo suggested that a ramp be added to the back of the building to allow pets to enter through the back of the building. Mr. Schornack noted that there is a significant elevation change which makes the addition of a ramp at the back very difficult. Ms. Hamlin agreed with the suggestion but otherwise supported the project.

Public Comments

Wendy Machmuller, 110 Walnut Street, asked why no changes are being proposed to the Boylston Street façade to improve the aesthetics. Mr. Schornack said that the applicant is open to suggestions, but that the building was actually recently renovated.

Richard Rudman, 23 Sumner Road, expressed support for the VCA Hospital and encouraged the Town to facilitate the expansion or improvement of their business.

Mr. Heikin moved to recommend approval of the site plan by J Webby Consulting LLC, dated 1/18/22, architectural plans by MD Architects, dated 1/25/22, and

supporting documents from Spencer Engineering LLC, dated 3/23/22, and Unison Acoustics LLC, dated 3/15/22, 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. Dumpsters shall be enclosed from public view and placed on a concrete pad. A hose bib shall also be provided to wash down the concrete pad(s) when needed. Further control measures shall be undertaken if such background noise levels are exceeded during the operation of the facility, or other odor or waste complaints arise in the future.**
- 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.**

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

3) APPROVAL OF MINUTES

Mr. Heikin moved to approve the minutes from 5/12/22. Mr. Zarrillo seconded the motion. The Board voted 5-0-1 to approve the motion.

The meeting was adjourned.