



# Town of Brookline Massachusetts

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**PLANNING BOARD**  
Steve Heikin, Chair  
Mark J. Zarrillo, Clerk  
Andrea Brue  
Linda K. Hamlin  
Blair Hines

## **BROOKLINE PLANNING BOARD MINUTES By Zoom Event May 17, 2023 – 8:30 a.m.**

**Board Present:** Steve Heikin, Mark Zarrillo, Andrea Brue, Blair Hines  
**Staff Present:** Polly Selkoe, Beccah Mapure

**Materials related to each agenda item can be found at:**  
<https://brooklinema.gov/DocumentCenter/Index/4216>

**Recording of this meeting is available at:** <https://www.brooklinema.gov/2422/Recordings>

Steve Heikin opened the meeting.

### **1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

No comments were made.

### **2) SIGN/FACADE REVIEW CASES**

**375 Boylston Street** - Replace existing sign with new sign for VCA Brookline Animal Hospital Pct. 6

Beccah Mapure introduced the sign proposal.

Sign designer Ed Batten presented the proposal on behalf of VCA Brookline Animal Hospital.

Steve Heikin inquired if there were any drill holes from the removal of previous signage.

Ed Batten mentioned that using a backer panel for the new sign will cover most of the previous sign's area, hiding the damage caused by the previous signage.

Blair Hines asked about the opaque windows and their purpose.

Ed Batten explained that windows may be for construction purposes and might be kept opaque for specific uses within the animal hospital.

Andrea Brue asked if there were any concerns about the amount of information on the door.

Steve Heikin acknowledged the potential usefulness of the emergency contact phone number and said he had no objections to the graphics on the door.

Mark Zarrillo questioned the small size of the letters on the proposed sign compared to the previous sign, expressing concerns about readability from across the street. He suggested increasing the size of the lettering and placing the text in two lines.

Ed Batten mentioned that the one-line layout reflected the VCA uniformity in their signage across several locations, but he would suggest the two-line layout to owners.

Steve Heikin referred to the first sheet of the drawings, where there was a version of the logo on two lines, and suggested considering that layout.

**The case was continued to allow the applicant to explore the possibility of increasing the lettering size and a two-line layout.**

**1006 Beacon Street** – Install new façade sign on valence of pergola for Baby Café Pct. 1

Beccah Mapure provided the background on 1004-1016 Beacon Street and introduced the sign proposal.

Attorney Bob Allen summarized the proposal.

Sign designer Ricky Zeng presented the signage proposal for Baby Café.

Steve Heikin raised concerns about the accuracy of the presented images and the placement of the raceway for the tagline.

Bob Allen and Ricky Zeng reassured that the raceway would fit into the gap of the lattice structure as shown in the section on the first page.

Andrea Brue asked to see the entire storefronts in the future as more tenants are added.

**Steve Heikin made a motion to approve the signage. Mark Zarrillo seconded. The motion was approved unanimously.**

**The Planning Board approves the sign plans by New CC Sign, dated 4/21/23, subject to the following conditions:**

- 1. Final signage shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.**
- 2. All main signs shall be aligned at the top.**
- 3. A rheostat shall be installed to control the lighting of the sign letters.**

**1004 Beacon Street** - Install new façade sign on valence of pergola for Liyin Rice Roll Pct. 1

Sign designer Ricky Zeng presented the signage proposal for Liyin Rice Roll.

Steve Heikin reiterated his reservations about the accuracy of the presented images and the alignment of the raceways.

Marl Zarrillo expressed his satisfaction with the letter size, noting that they were easily visible.

**Public Comment:**

Sean Lynn-Jones was curious about future potential tenants and the number of stores.

Bob Allen responded that he would email Sean once he gets the answers.

**Steve Heikin made a motion to approve the signage. Andrea Brue seconded. The motion was approved unanimously.**

**The Planning Board approves the sign plans by New CC Sign, dated 4/21/23, subject to the following conditions:**

- 1. Final signage shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.**
- 2. All main signs shall be aligned at the top.**
- 3. A rheostat shall be installed to control the lighting of the sign letters.**

**1 Hancock Village Drive** – Install new façade signs for Hancock Village Pct. 16

Beccah Mapure introduced the sign proposal.

Andy Martineau presented the plans.

Sign designer Kevin Rosenberg was present.

Patrick Devine, account manager for Chestnut Hill, was present.

**Steve Heikin made a motion to approve the proposed signage. Andrea Brue seconded. The motion was approved unanimously.**

**The Planning Board approves the sign plans by EXPOSE Signs & Graphics Inc., dated 4/18/23, subject to the following conditions:**

- 1. Final signage shall be submitted to the Assistant Director for Regulatory Planning or designee for review and approval.**

**11 and 12 Goodwin Place** – Final design review on previously approved ZBA project to construct a rear addition on single and two-family dwellings Pct. 6

Beccah Mapure provided a context on the case.

Attorney Bob Allen introduced his team and summarized the changes made since the last Planning Board meeting.

Architect Mark Sangiolo and landscape architect Susan Sangiolo presented the modifications made.

Blair Hines proposed raising the grade of the lower deck and extending the curved retaining wall allowing for a planting strip between the decks.

Steve Heikin acknowledged the concerns raised by John Bassett in a letter regarding historic preservation and noted that the Board was happy the primary structure was being preserved rather than demolished. Despite Bassett's concerns about the roof decks, he thought it was overall a worthwhile project.

Andrea Brue appreciated Blair's recommendations and suggested adding those as a condition.

Steve Heikin asked about the materials of the retaining wall. The Board would allow stone or brick veneer but not a fully concrete wall.

Public comment:

Daniel Discenza, 37 Waverly Street, was pleased that the fence was lowered to 4 feet in height and asked if the fence could be more open to allow more light and air to pass through.

Susan Sangiolo said they would be happy to coordinate details about the fence with neighbors.

**The Planning Board approves the modified plans with the strong recommendation that the access to the rear units be separated from the deck of the front unit with a planting strip in between and that a retaining wall, stone or brick veneer faced, shall be provided to support the walkways to the front doors of the rear units as feasible.**

**The meeting was adjourned.**