



# Town of Brookline

## Massachusetts

**PLANNING BOARD**  
Steve Heikin, Chairman  
Robert Cook, Clerk  
James Carr  
Linda K. Hamlin  
Blair Hines  
Matthew Oudens  
Mark J. Zarrillo

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

### **BROOKLINE PLANNING BOARD MINUTES** **Room 111, Brookline Town Hall** **June 6, 2019 – 7:30 p.m.**

**Board Present:** Steve Heikin, Bob Cook, James Carr, Matt Oudens  
**Staff Present:** Polly Selkoe

Mr. Heikin called the meeting to order at 7:30 pm.

#### **BOARD OF APPEALS CASES**

**1, 2, and 4 Brookline Place** – install wayfinding and building signage for Children’s Hospital requiring relief for size and height

Polly Selkoe explained that last July the Planning Board saw a preliminary sign package. She then described the revisions that had been made since then.

Tim Sullivan, Attorney, went over the zoning relief required.

Tim Talun, architect, showed a power point presentation of the wayfinding signage and explained the changes that were made since last July. The illuminated signs will turn off at 11 p.m.

Steven Heikin and Bob Cook thought that the post (Type C1 sign) could be improved. The applicant will take a look at this.

Sign Type C2 doesn’t need “public” before “parking” or “short term”.

**Planning Board voted unanimously to recommend approval of the signage plans by Selbert Perkins Design and Elkus Manfredi Architects, dated January 2, 2019, with revisions as suggested above, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit final dated sign plans and locations subject to the review and approval of the Assistant Director of Regulatory Planning.

2. Future signage installed on individual retail/restaurant uses shall require Planning Board approval.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) final sign plans and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**67 Eliot Street** – construct addition and enclose rear porches requiring relief for front yard setback

Polly Selkoe described the requested relief.

Peter Bartash, architect, showed a power point presentation and described the site plan, elevations, floor plans, and landscaping plans.

Shayna Duff, attorney, explained that no demolition permit for the garage was requested.

The Board was concerned about the relationship of the addition and the existing garage and how the roof of the addition meets the existing house. A narrower new garage would be better, and a less steep driveway would be preferable.

Brandon Esch, 39 Loveland, stated that he wouldn't like a parking lot in front of the house instead of the existing garage.

Attorney Bob Allen said he would meet again with Preservation Commission staff about the existing garage and whether it could be demolished without waiting a year.

Steven Heikin said it would be preferable to have less driveway slope and have the roofs line-up.

**The Planning Board voted (3-1) to recommend approval of the site plan by Gerry Holdright dated 3/19/19 and the floor plans and elevations by Port One Design LLC dated 3/7/2019, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: a) a final site plan stamped and signed by a registered engineer or land surveyor; b) final floor plans and elevations stamped and signed by a registered architect or engineer; and c) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

**98 Chestnut Street** – convert two-family dwelling to three-family dwelling requiring relief for conversion, setbacks and parking

Polly Selkoe described the proposal and requested relief.

Attorney Bob Allen reviewed the zoning relief required.

Architect Phil Kramer gave a power point presentation showing the site plan, elevations, floor plans and parking plans.

Steven Heikin stated that the design and landscaping of the parking area is tastefully done.

Eric Johnson, abutter to right, said he is in support.

James Carr suggested moving one of the cars to the other side.

The Planning Board unanimously voted **approval of the site plan Kevin Kiernan dated 10/4/2018 and the architectural plans by Philip Kramer Architect, LLC, dated 3/14/2019 subject to the following conditions:**

- 1) Prior to the issuance of a building permit, the applicant shall submit a final stamped site plan, floor plans and elevations (with materials indicated), subject to the review and approval of the Planning Board.
- 2) Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to the review and approval of the Planning Board.
- 3) Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: a) a final site plan, stamped and signed by a registered engineer or land surveyor; b) final building elevations and floor plans stamped and signed by a registered architect; and c) evidence the decision has been recorded at the Registry of Deeds.

**22 Carlton Street** – construct carriage house and garage requiring relief for use

Polly Selkoe described the changes to the plan from the previous Planning Board meeting, which resulted in a reduction in the required relief. The habitable space has been further reduced by eliminating the basement, attic and office space and more parking spaces have been provided on the ground floor level.

Attorney Bob Allen said that the applicant has tried to address the Planning Board's concerns about too much floor area.

Architect Alan Christ showed a power point presentation showing photos of the surrounding neighborhood, the site plan, elevations and floor plans.

The Board questioned the location of the accessory building in relation to the existing garage.

Steven Heikin asked about a landscape plan.

Carol Hillman, TMM Precinct 1, questioned whether attic trusses could be removed. The architect said they are structural.

David Lawrence, member of the abutting church is concerned about storm-water. Attorney Bob Allen said that a storm-water management plan would need to be approved by the Director of Engineering.

Jim Franco, TMM Precinct 1, would like a condition prohibiting use as a single family in the future.

Bob Schram, across the street, stated that the garage is ugly and it's a shame to have to keep it.

Matt Oudens is skeptical that it will not be turned into a single family.

Attorney Bob Allen stated that the applicant collects cars and wants to garage them. If it's turned into a single family, neighbors would likely report it to the Town.

Steven Heikin would like to see the site improvements and would like a condition that a landscape plan be reviewed and approved by the Planning Board.

The Planning Board is supportive of this accessory structure on this very large lot. However, to counter the speculation that the accessory structure could be converted to a single family dwelling in the future, the Board recommended a condition prohibiting this. The Planning Board also commented that the neighbors would be watchful to see that it is not converted to a rental unit.

**The Planning Board voted to recommend approval of the site plan by Brian Donegan, dated 4/20/2016, and floor plans and elevations by Alan Christ Architects LLC dated 5/23/2019, subject to the following conditions:**

- 1. Prior to the issuance of a building permit, the Applicant shall submit a final site plan, floor plans, and elevations, subject to review and approval by the Assistant Director for Regulatory Planning.**

2. **Prior to the issuance of a building permit, the Applicant shall submit a landscaping stamped by a registered landscape architect, subject to review and approval by the Assistant Director for Regulatory Planning.**
3. **No future occupancy of the accessory structure as a dwelling unit shall be allowed.**
4. **Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered engineer or land surveyor, 2) final floor plans and elevations, stamped and signed by a registered architect, and 3) evidence that the Board of Appeals decision has been recorded at the registry of Deeds.**

#### **DESIGN REVIEW**

**21 and 37 Sears Road** – revisions to entry portico and façade materials of two previously approved single family homes

Polly Selkoe described the proposed changes for each of the lots:

#### **21 Sears Road (Lot 18)**

1. The Porte-cochere has been redesigned by introducing an arch because the applicant wanted to tie it into the main house. This is indicated on 3 elevations.
2. The glazing in the garage doors has been eliminated.
3. A dormer has been added on the rear elevation to help make the Master Bath work and to enhance the look of the rear elevation.
4. The French doors in the back of the house are changed to 10 foot tall doors.

#### **37 Sears Road (Lot 21)**

1. The Porte-cochere has been redesigned because the applicant felt the original design was spindly and weak looking and, by adding the arch, it created a balance with the glass at the entry. This is indicated on 3 elevations.
2. The glazing in the garage doors has been eliminated.
3. A dormer has been added on the right side bump out because during construction the frame was going up and the side looked "blank" and it was felt that this detail would be consistent with the other dormers.
4. The façade material is to be stone in the front and tight coat stucco on the sides and rear.

5. The French doors in the back of the house are changed to 10 foot tall doors to appear dramatic.
6. The labeling of the roof material was a typographical error and is to be Architectural shingles.

Attorney Bill Pezzoni, representing the abutting owner, spoke and said they are now not opposed, but would like revised date put in correct spot on the plan.

The Planning Board approved the revised plans prepared by McKay Architects, dated 4/2/2019, for Lot 18 (21 Sears Road) and, 5/6/2019, for Lot 20 (37 Sears Road).

**20 Boylston Street** – minor modification to site plan of previously approved case to allow widening of Boylston Street sidewalk, as required by State, and the planting of street trees

Polly Selkoe described the changes to the width of the sidewalk and the location of the tree pits.

Attorney Cam Merrill explained the discussions with Mass DOT.

The Planning Board voted unanimously to approve the site plan dated May 24, 2019.

**MINUTES** OF MAY 2, 9 AND 16 were approved by the Planning Board.

#### **OTHER BUSINESS**

**Materials Reviewed During Meeting:** Staff Reports, Zoning Texts, Site Plans, Elevations

**The meeting was adjourned.**