



Town of Brookline Massachusetts

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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, 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) BOARD OF APPEALS CASES

1200 Beacon Street – Request to make modifications to previously approved façade for the new Arcadian Hotel.

Victor Panak briefly introduced the request.

Bob Allen (attorney) discussed the status of construction on the building and briefly discussed the proposed design changes. He also addressed the comments submitted by James Carr.

Harry Wheeler (architect) provided the Board with a presentation of the proposed changes.

Mr. Heikin asked some clarifying questions. He asked when the applicant discovered that the previously proposed wood paneling would be problematic. Mr. Heikin asked if the applicant's had explored other strategies to install the paneling. The applicant went into detail on the structural challenges.

Ms. Hamlin asked about the location of the entrance doors and planters shown on the plans. She said she would want to see a real-life mockup of the green tinted glass.

Mr. Zarrillo said he finds it unfortunate that the panels won't work out. He said that the tinted

glass seems like an inadequate alternative. Mr. Wheeler discussed the process of construction on the building and why the discovery of structural issues came so late in the process.

Ms. Chipimo asked the applicant to provide more detail on the proposed tinting and the rationale for the solution. She felt that something a little more substantial should be done rather than simple tinting.

Ms. Brue said she doesn't particularly mind the loss of the wood battens but that something more substantial could be done.

Mr. Heikin agreed with the comments of other Board members. He agreed with Mr. Zarrillo's suggestion that the battens be added at the entrances and possibly adjacent bays.

The Board continued to discuss alternative solutions and emphasized that the applicant needs to be more creative.

Mr. Allen said that the applicant would make another attempt.

Public Comments

Susan Houston, 1258 Beacon Street, said she agrees with many of the Board's comments and said she is pleased that the Board is requesting the applicant make a better effort. She also discussed the timing of her communications with the Building Department and applicant.

The case was continued.

1004-1016 Beacon Street – Final Design Review - Construct pergola along front façade requiring zoning relief for setbacks and design review.

Victor Panak briefly reviewed the proposal and the comments of the Planning Board from the previous meetings.

Bob Allen (attorney) reviewed the proposal and summarized the request of the applicant for this meeting.

Mark Joyce (architect) provided the Board with a presentation of the proposed plans.

Mr. Heikin noted that the Board has not been presented an elevation drawing of the storefront. He discussed proposed materials and also noted that each tenant would differentiate themselves at the storefront window with window signage and other façade changes. He also asked a clarifying question about the colors of materials on the storefronts. Mr. Joyce provided answers – he specified that the intended color for the window framing is dark bronze.

Ms. Brue clarified with the applicant that all elements of the pergola, including planters, are located within the confines of the property.

Board members asked a number of questions about the details of the proposal and it was noted that any additional adjustments to the façade and pergola would require Sign/Façade Design Review.

Mr. Heikin asked that the applicant look into making the roofing of the pergola using translucent solar panels.

Public Comments

There were no public comments.

The case was continued.

3) SIGN/FAÇADE REVIEW CASES

800 Boylston Street – Install new façade sign and make façade alterations for Weles Wood Floor (new business)

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

Aaron Newell (applicant) discussed the site and proposed changes.

The applicant indicated that a new design is being contemplated so new plans would need to be submitted.

The case was continued.

406 Harvard Street – (*Continued from 5/25/22*) - Install one new façade sign and make façade alterations for Kao Jiu Restaurant (new business).

Victor Panak reviewed the proposal and the Planning Board’s comments from the previous meeting.

Jingyi Chen (applicant) provided the Board with a presentation of the proposed changes to the façade.

Mr. Heikin asked about details of the installation, specifically the final thickness of the storefront paneling system and what it would look like from a side angle.

Ms. Brue asked to see samples of the materials, either in-person or photographs of the materials.

The Board and applicant discussed details of the proposed changes, focusing particularly on the width of the new elements to the façade and the extent to which they would protrude from the original façade.

Mr. Heikin asked that the plans be more clear about how the new elements would overlap on the existing façade.

Mr. Zarrillo expressed a concern that the proposed new elements to the façade extend into the public way and are not encompassed within the property line. He also felt that the façade changes are too extensive and constitute a sign in themselves.

Ms. Hamlin felt that the proposal would be a positive contribution to the neighborhood. She also wanted to know whether similar façade installations have been done elsewhere. Ms. Brue agreed with Linda but asked that the sign be made a bit smaller. Other Board members agreed to a smaller sign.

Public Comments

There were no public comments.

The case was continued.

241 Washington Street – Re-cover existing awning and install window signage for Axiom Learning (new business)

The case was continued without discussion.

The meeting was adjourned.