



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
James Carr
Linda K. Hamlin
Blair Hines
Matthew Oudens
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MINUTES By Zoom Event June 24, 2021 – 7:30 p.m.

Board Present: Steve Heikin, Mark Zarrillo, James Carr, Blair Hines
Staff Present: Victor Panak

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Mr. Heikin noted his reappointment by the Select Board for 4 additional years and Shelly Chipimo's appointment to a Board vacancy.

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

177 Coolidge Street – Replace existing screened porch with 2-story addition requiring zoning relief for setbacks and design review. (TBD) Pct. 9

Victor Panak briefly summarized the project and indicated that the Planning Department is supportive.

Jeff Capello, contractor, presented the proposed plans to the Board.

The Board alerted the applicant that a landscape plan showing counterbalancing amenities would need to be provided.

Mr. Carr, Mr. Hine, and Mr. Zarrillo had no objections to the proposal.

There were no public comments.

Mr. Heikin moved to recommend approval of the site plan dated 3/30/2021 by Metrowest Engineering and the floor plans and elevations dated 2/3/2021 by Axiom Architects, 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 with 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 4-0 to approve the motion.

50 Cutler Lane – Construct accessory structure (pool house with trellis) requiring zoning relief for floor area ratio. (7/1) Pct. 14

Victor Panak briefly summarized the project and indicated that the Planning Department is supportive.

Mr. Hines asked about how it is possible that the existing FAR is nonconforming if the house was built in 2009. Bob Allen (attorney) explained that the house was rendered nonconforming by a change in how FAR is calculated in 2017.

Mr. Allen provided an overview of the proposal.

Mike White (architect) provided a brief presentation of the proposed plans.

Mr. Heikin asked questions about materials and some clarifying questions about the site plan. Mr. Heikin felt that all materials should be decided upon before final approval.

Mr. Zarrillo felt that anyone should be able to build a 150 sf accessory building and was supportive. Other members of the Board were also supportive.

There were no public comments

Mr. Heikin moved to recommend approval of the site plan by Everett M. Brooks Co., dated 11/19/20, and architectural plans by Symbio, dated 12/01/20, 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.**
- 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.**

Mr. Hines seconded the motion. The Board voted 4-0 to approve the motion.

12 Manchester Road – Convert single-family dwelling to two-family dwelling requiring zoning relief for setbacks. (7/1) Pct. 8

Victor Panak briefly summarized the project and indicated that the Planning Department is supportive.

Lidia Bril presented the proposed plans to the Board.

Mr. Heikin asked some questions about the layout of the basement and the proposed window wells. Mr. Hines was concerned with the amount of lighting that could access the basement unit.

The Board and the applicant continued to discuss the livability of the basement area of the unit. The Board emphasized that the window wells should be expanded to provide additional light.

The Board and applicant briefly discussed the proposed parking layout. It was established that the project only requires 4 parking spaces.

There were no public comments.

The Board and applicant discussed converting the building to be fossil-fuel-free. The applicant stated that they would consider the change.

Mr. Heikin moved to recommend approval of the site plan by G & C Survey Company, dated 9/1/20, and architectural plans by Lidia Bril, dated 12/2/20, 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 return to the Preservation Commission to seek approval for an enlarged light well on the rear side of the building which shall be 4 feet by 7 feet.**
- 3. 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 with the approved plan.**
- 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, 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 3-1 to approve the motion.

17 Hart Street – Demolish existing building and construct single-family dwelling requiring zoning relief for setbacks and lot size. (TBD) Pct. 5

Victor Panak briefly summarized the project and indicated that the Planning Department is not supportive.

Zi Ye (applicant) briefly summarized the proposal and reviewed the reasons motivating the project and some of the outreach and collaboration they had with surrounding abutters.

Bob Allen (attorney) reviewed the project and summarized the necessary zoning relief.

Laura Rodriguez (architect) provided the Board with a presentation of the proposed plans.

Mr. Heikin noted that it is unlikely that the building will be demolished before March 2022. Mr. Heikin suggested that the proposed building would not be supported by the Preservation Commission. Mr. Heikin stated that his main issue with the building is the garage – he felt that the garage should be a one-bay garage or that the open driveway should be preserved.

Public Comment

Anne Lusk (18 Hart Street) spoke in opposition of the proposal on the grounds that the building would be too large and cast too much shadow.

Patricio de la Mora (Green Street) spoke in support emphasizing the value added by the design especially in light of the quality of the existing building.

Marie Gardiner (20 Hart Street) spoke in support of the proposal on the grounds that she wished to welcome young couples to the neighborhood and she felt that the existing

building is uninhabitable. She felt that some of Brookline’s beauty is related to its diversity and that the proposed building is well-designed and would add to the diversity.

Meighan Rock (8 Hart Street) spoke in opposition on the grounds that the proposed house is oversized and would not provide any benefits to the surrounding residents. Ms. Rock suggested that the proposal reflected an investment-like approach as opposed to a proposal from a resident who would join the neighborhood.

Donna Neary (Bridgeport) spoke in support of the proposal.

Aaron Price (10 Hart Street) spoke in opposition to the proposal on the grounds that it is not consistent with the neighborhood.

Mr. Hines said that he likes the architecture but that the scale is too large.

Mr. Zarrillo noted that there are many different types of housing in the surrounding area. He highlighted the M-district zoning and felt that it was a reasonable proposal if not for the neighborhood opposition and the building’s impacts on the surrounding properties. Mr. Zarrillo stated he supports the proposal.

Mr. Heikin stated he was not ready to approve the project.

Mr. Allen stated he is amenable to a continuance and that the applicant is willing to continue working on the project.

Mr. Heikin stated he likes the industrial loft style building but did not feel that the canopy is appropriate.

The case was continued.

3) APPROVAL OF MINUTES

Mr. Heikin moved to approve the minutes from 1-7-21. Mr. Zarrillo seconded the motion. The Board voted 4-0 to approve the motion.

Mr. Heikin moved to approve the minutes of 6-17-21. Mr. Zarrillo seconded the motion. The Board voted 3-0-1 to approve the motion.

The meeting was adjourned.