



Town of Brookline Massachusetts

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

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BROOKLINE PLANNING BOARD MINUTES Room 111, Brookline Town Hall June 27, 2019 – 7:30 p.m.

Board Present: Linda Hamlin, Blair Hines, Matthew Oudens, Mark Zarrillo
Staff Present: Polly Selkoe, Victor Panak

Ms. Hamlin called the meeting to order at 7:30 pm.

BOARD OF APPEALS CASES

10 Rice Street – Add third story dormer requiring relief for side yard setback and lot width.

Polly Selkoe described the scope of work and the requested zoning relief.

Carl Dumas, builder, presented the proposed addition and noted that the project had received support of many of the neighbors.

Mr. Oudens stated that he found the addition to be reasonably modest but would prefer to see the dormer pushed back from the wall plane of the house.

Ms. Selkoe noted that the house had been found to be insignificant by the Preservation staff.

Mr. Hines expressed frustration with the inaccuracy of the plans, but noted that he was supportive of the proposal.

Ms. Selkoe suggested that the applicant can submit more accurate plans prior to the ZBA meeting.

Ms. Hamlin asked if there were any public comments. There were none.

Ms. Hamlin made a motion to recommend approval of the application per the site plan by EMB, dated March 26, 2019, and elevations and floor plans by Kneeland Construction Corp, dated March 14, 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 Zoning Board of Appeals meeting on this application, the applicant shall submit revised plans that accurately reflect the details of the architecture.**
3. **Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan subject to the review and approval of the Assistant Director of Regulatory Planning.**
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: 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.**

The Board voted 4-0 to approve the motion.

15 Hancock Road – Extend parking area to create a third parking space requiring relief for front yard setback and design of parking.

Polly Selkoe described the scope of work and the requested zoning relief. Ms. Selkoe added that the work shown on the submitted site plans was already completed. Ms. Selkoe further explained that parking on the site is very difficult and that the applicants had agreed to eliminate one of the existing tandem parking spaces in exchange for the new parking space requiring relief for front yard setback and design.

Mr. Hines and Mr. Zarrillo asked about how the work was permitted and whether it might not be better to eliminate the regulation if it isn't going to be enforced.

John Murphy, the applicant's landscape architect, explained the details of the events leading up to this request for zoning relief. The parking area was expanded to provide a paved area for kids to play basketball, but to eliminate the owner's ability to use this space as a parking space, the Building Department required a large curb to be installed. The applicant decided that they would prefer not to install the curb, and this decision triggered the need for zoning relief.

Ms. Selkoe suggested that the Planning Department could write a letter to the Building Department expressing the dissatisfaction of the Planning Board with the sequence of events.

The Board and Ms. Selkoe continued to discuss how this was permitted and whether the regulation is enforceable and worth having in the Zoning Bylaw.

Mr. Oudens stated that he was comfortable with the proposal provided that one of the existing tandem spaces is eliminated and the total number of spaces is limited to two. Ms. Hamlin agreed.

Ms. Hamlin made a motion to recommend approval of the Parking Layout Plan by Sean Reardon dated June 19, 2019 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final parking lay-out plan 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 parking lay-out plan 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.**

The Board voted 3-1 (Mr. Hines opposed) to approve the motion.

28 Cushing Road – Demolish residence and construct a new single family dwelling requiring relief for design review

Polly Selkoe described the scope of work and the requested zoning relief, noting that the house was deemed insignificant by the Preservation Commission at a public hearing.

Shayna Duff, attorney for the applicant, summarized the request, adding that the proposal had received support from the neighbors.

Kent Duckham, architect for the applicant, provided the Board with a powerpoint presentation on the proposal, including a review of the existing conditions and the design of the new house.

Ms. Hamlin asked about the proposed square footage of the attic, to which Mr. Duckham responded that it was approximately 400 square feet; she also expressed some concern with the protruding and front-facing design of the garage wing. Ms. Hamlin did not believe that the garage design was in character with the neighborhood.

Mr. Oudens agreed and the Board briefly discussed possible ways in which the garage might be pushed back.

Ms. Hamlin asked if there were any public comments.

Peter Taxidis (36 Milton Road) stated that he would prefer the design with wood instead of brick.

Mr. Zarrillo agreed with the comments from Mr. Oudens and Ms. Hamlin and the Board discussed eliminating approximately 4 feet from the front of the garage.

Bob Allen, attorney for the applicant, suggested that the applicant could return to the Board for a final review of the design after receiving approval from the Zoning Board of Appeals. The Board was comfortable with this.

Ms. Hamlin made a motion to recommend approval of the site plan by Neponset Valley Survey Assoc. Inc. dated 10/30/2018 and floor plans and elevations by Kent Duckham dated 3/21/2019 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final site plans, 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 revised plans showing the garage face pushed back to be coplanar with the front porch. The revised plans shall require final approval by the Planning Board.**
- 3. The extent to which any non-habitable space may be converted to habitable space in the future, in addition to other relevant By-law sections regulating FAR, must comply with §5.22 of the Zoning By-law.**
- 4. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan showing a tree survey retaining walls and materials, subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 5. 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.**

The Board voted 4-0 to approve the motion.

198 Harvard Street (currently a gas and service station) – Construct three story mixed-use building with 5 dwelling units, 1,600 square feet of commercial space, and 18 parking spaces requiring relief for setbacks, design of parking, minimum usable open space and design review

Polly Selkoe described the scope of the project and the requested zoning relief.

Bob Allen, attorney for the applicant, reviewed the history of the site and its ownership, the necessary zoning relief, and possible redevelopment of the site.

Merrill Diamond, owner, reviewed previous development projects that he has done in the Town and explained how he successfully designed each to fit into their respective neighborhoods. Mr. Diamond also recounted comments that were received at a meeting with the neighbors, noting that the prevailing opinion was a desire to keep the gas station. Unfortunately, that outcome was not possible as the decision to remove the gas station was being made at a higher level.

Steve Tise, architect for the project, provided the Board with a powerpoint presentation showing the proposed design and he reviewed the requested zoning relief. Mr. Tise noted that the applicant was open to expanding the width of the commercial driveway if the Board felt it necessary. Mr. Tise also reviewed the proposed materials and stormwater management systems.

Mr. Zarrillo asked about how the roof was being used, to which Mr. Tise responded that it would consist primarily of terraces.

Mr. Oudens said that he generally supported the proposal although he questioned why the building was oriented to face Marion Street; he disliked the “motel-like” open stair. Mr. Oudens suggested replacing the metal mesh fence in front of the open stair with something sturdier in the hopes that it would ameliorate the “motel-like” appearance.

Mr. Tise explained the design considerations that produced a project facing Marion Street and explained that the needs of the commercial tenant would likely drive the final design.

Ms. Hamlin expressed doubt about using stone on the first floor facing Harvard Street and emphasized caution in the design of the building as it relates to the adjacent church.

Mr. Hines stated that he was generally in favor of the project but felt that it was possibly too suburban. He suggested that the building should be larger, that parking should be reduced, and that the sidewalk along the retail space should be expanded.

Mr. Allen stated that Mr. Hines’ suggestions would not be permitted given the limitations present in the Zoning Bylaw and Mr. Tise speculated that the market would not support it either. Mr. Diamond said that they would consider all of the Board’s comments and look into their feasibility.

Ms. Hamlin asked if there were any public comments.

Ms. Jaime Matheny (Facilities Manager for United Parish Brookline) stated that she found the façade to be completely divorced from the character of the neighborhood, noting that no renderings were provided showing the proposed building side-by-side with the church. She also expressed concerns with the parking and traffic impacts.

Ms. Hamlin pointed out that the existing use was a gas station and that the proposed use would certainly improve traffic and parking issues.

Diane Sokal (Mothers Out Front) requested that the proposal include significantly more sustainability features, including the elimination of natural gas. Mr. Diamond committed to incorporating all of Ms. Sokal's suggestions.

Mike McConnell (76 Williston Road) expressed some concerns about traffic impacts and asked whether affordable housing units could be incorporated. Mr. Diamond promised to further study the traffic impacts and do whatever possible to limit disruptions related to construction activity.

The Board briefly discussed how more dynamism and interest could be introduced into the design of the front façade.

A member of the public asked why affordable housing wasn't feasible. Mr. Allen stated that it wasn't required by the Zoning Bylaw.

Mr. Allen suggested that review of the case be continued.

The Board continued review of the project to the next Planning Board meeting.

DESIGN REVIEW

71 Winchester Street – Final design review of floor plans, elevations (with materials indicated) and landscaping for conversion of a two-family house to 4-unit residential building with 6 parking spaces

Polly Selkoe reviewed the case, stating that the applicant was returning to the Board per a condition of the Special Permit.

Michael Kim presented the final design of the project and Carlos Medina reviewed proposed materials.

Ms. Hamlin made a motion to approve the final design. The Board voted 4-0 to approve the motion.

111 Cypress Street and 115 Greenough Street (Brookline High School) – Final design review of the site plan, floor plans, and elevations (façade details, colors, materials, windows and rooftop equipment) and landscaping plan as required by conditions in decisions for the new school building on Cypress and the addition to the existing school

Polly Selkoe reviewed the case, stating that the applicant was returning to the Board for final design review.

The architect on the project presented the final design of both the building at 111 Cypress Street and 115 Greenough Street to the Board.

Board members had a few minor comments about the design, primarily relating to the level of pedestrian accommodations.

Ms. Hamlin made a motion to approve the final design. The Board voted 4-0 to approve the motion.

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

The meeting was adjourned.