



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 July 7, 2021 – 8:30 a.m.

Board Present: Steve Heikin, Linda Hamlin, James Carr, Shelly Chipimo.
Staff Present: Victor Panak

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) SIGN/FACADE REVIEW CASES:

302 Harvard Street – Install two new façade signs for Everbrook Academy.

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

Paul Kozlowski (applicant) briefly presented the proposed sign plans.

Mr. Heikin asked if this was a name change for Sunshine Academy or a new business. Ms. Hamlin asked if the design is a corporate design consistent across all locations.

Ms. Hamlin opined that the lettering is a bit squashed towards the left side of the sign and that she isn't particularly favorable.

The Board and applicant discussed reducing the size of the letters so that the signage is centrally located within the sign band.

Mr. Heikin suggested that the sign be revised so that the letters are reduced in size by 1 inch and centered on the sign band. Ms. Hamlin agreed and added that the change should be carried over to the other Everbrook Academy signs on the agenda.

Mr. Heikin moved that the Planning Board approve the plans by KOZ National Sign Contractor, dated 5/3/21 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans showing modifications as discussed subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**
- 2. A rheostat shall be installed and any sign lighting shall be turned off at 10pm.**
- 3. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**

Ms. Hamlin seconded the motion. The Board voted 4-0 to approve the motion.

1658 Beacon Street – Install one new façade sign and one new standing sign for Everbrook Academy.

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

The Board briefly discussed this signage and felt that the façade sign should be modified in the same way as the signs at 302 Harvard Street.

Mr. Heikin moved that the Planning Board approve the plans by KOZ National Sign Contractor, dated 5/3/21 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans showing modifications as discussed subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**
- 2. A rheostat shall be installed and any sign lighting shall be turned off at 10pm.**
- 3. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**

Ms. Hamlin seconded the motion. The Board voted 4-0 to approve the motion.

164 Harvard Street – Install one new façade sign for Everbrook Academy.

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

The Board felt that the sign letters should be reduced to 8”.

Mr. Heikin moved that the Planning Board approve the plans by KOZ National Sign Contractor, dated 3/17/21 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans showing modifications as discussed subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**
- 2. A rheostat shall be installed and any sign lighting shall be turned off at 10pm.**
- 3. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**

Ms. Hamlin seconded the motion. The Board voted 4-0 to approve the motion.

256 Washington Street – Install two new façade signs for Skin Center Boston.

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

Vladyslava Doktor (applicant) provided a brief presentation on the proposed sign and the reason for having two signs side-by-side.

Mr. Heikin suggested a different type of signage be used for the second sign.

Ms. Hamlin felt that the signage is fine as proposed provided that the leftmost sign is moved as far to the left as possible.

Ms. Chipimo agreed with Ms. Hamlin and wanted to see as much space between the two signs as possible. The applicant agreed.

Mr. Heikin moved that the Planning Board approve the sign plans for Skin Center Boston submitted 6/2/21 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans that show additional space between the signs subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**
- 2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.**

Ms. Hamlin seconded the motion. The Board voted 4-0 to approve the motion.

1353 Beacon Street – Façade alterations for Six Po Hot Pot.

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

Mr. Heikin asked why not make the operable windows span the entire length of the opening.

The Board discussed details of the window installation.

Mr. Heikin said that the plans should be resubmitted with windows that extend across the entirety of the transom space and with section drawings that show how the windows would operate.

Mr. Heikin moved that the Planning Board approve the plans by AZ Signs & Storefronts, dated 6/14/21 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans with changes as discussed subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**
- 2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**

Ms. Hamlin seconded the motion. The Board voted 4-0 to approve the motion.

OTHER BUSINESS

Discussion of the Planning Board role in implementing Recommendation #12 of the 2020 Report of the Brookline Fiscal Advisory Committee

David Pollak discussed the BFAC committee recommendations and the role of the moderator's committee tasked with reporting back to Town Meeting.

The Board discussed what it has done and what it might continue to do to promote economic development.

The Board agreed that Planning staff should meet with the Chair to produce a memo that summarizes past and future action by the Planning Board related to Economic Development.

Discussion on zoning amendments to be potentially submitted by the Planning Board to the warrant for the Fall 2021 Town Meeting (related to parking minimums and FAR requirements)

Mr. Panak briefly explained that the proposals should only be discussed in concept for the time being and that the proposals can be refined over the coming weeks.

Mr. Hines reviewed his proposal for allowing higher FARs by Special Permit and explained why he felt that the zoning amendment is necessary. Mr. Hines pointed to several recent projects where he felt that the Planning Board had no flexibility in modifying FAR requirements.

The Board discussed the roles of the Planning Board and Planning Department in drafting zoning amendments.

The Board did not discuss the parking proposal.

The meeting was adjourned.