



# Town of Brookline Massachusetts

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## PLANNING BOARD

Steven A. Heikin, Chair  
Mark J. Zarrillo, Clerk  
Andrea Brue  
Linda K. Hamlin  
Blair Hines

## BROOKLINE PLANNING BOARD MINUTES By Zoom Event July 13, 2023 – 7:30 p.m.

**Board Present:** Mark Zarrillo, Andrea Brue, Linda Hamlin, Blair Hines  
**Staff Present:** Beccah Mapure, Polly Selkoe

**Materials related to each agenda item can be found at:**  
<https://www.brooklinema.gov/DocumentCenter/Index/4393>

Mark Zarrillo opened the meeting.

### 1) **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

No public comments were made.

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

**25 Aston Road** – Expand living space on second floor of single-family home (7/20) Pct. 15

Beccah Mapure introduced the case and described the required relief.

Attorney Scott Gladstone introduced his team and summarized the case and the required relief.

Architects David King and Elton ElPerin presented the proposal.

Owner Sohrab Dinshaw was present.

Linda Hamlin pointed out discrepancies between the plans and elevations.

Andrea Brue raised concerns about the representation of the dormer area.

Mark Zarrillo made a motion to recommend approval with revised conditions. Linda Hamlin Seconded. The motion was approved unanimously.

**The Planning Board recommends approval of the site plan by TODD P. CHAPIN, PLS dated 2/21/2023, and architectural plans by DAVID L. KING ARCHITECTS, RA, dated 4/24/23, 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. The inconsistencies between plans and elevations should be cleared up.**
- 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.**

**18 Spooner Road** – Rebuild garage with roof garden and attach it to rear of single-family home (7/20) Pct. 14A

Beccah Mapure introduced the case and described the required relief.

Architect Stephen Reilly presented the proposal.

Owner Dave Gacioch said that abutters have been consulted and support the project. The new green roof would help manage stormwater runoff.

**Mark Zarrillo made a motion to recommend approval. Andre Brue Seconded. The motion was approved unanimously.**

**The Planning Board recommends approval of the site plan by EMB CO., PLS EMB PLS, dated October 14, 2022 and architectural plans by SLR ARCHITECTURE, RA, dated April 14, 2023 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 or designee for review and approval.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a landscape plan subject to approval by the Assistant Director for Regulatory Planning or designee. 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.**

**370 Washington Street (cont.)** - Demolish a three-story commercial building and construct a single-story commercial building (5/25) Pct. 6

Beccah Mapure introduced the case and described the required relief. She summarized the Board's vote to recommend denial on May 11<sup>th</sup>.

Polly Selkoe noted that the discussion should focus on the relief needed for design review.

Attorney Bob Allen introduced the new architect and summarized the changes made since last meeting.

Architect Stephen Sousa presented the revised plans.

Linda Hamlin expressed her lack of understanding about the project. She mentioned that the building was not community or pedestrian friendly and was not in line with the context of the area. She stated that the design looked out of place and did not fit the goals of the town.

Other board members, including Mark Zarrillo, Blair Hines, and Andrea Brue, supported Linda's concerns and emphasized the need for a building that would work with the existing context and contribute positively to the neighborhood. They expressed that the proposed single-story building did not make sense in terms of the available space and urged the developers to consider a design that would be more in line with the neighborhood and its history.

John Bassett, Virginia Smith, and Linda Pehlke made public comments in opposition to the proposed design and expressed their desire to preserve the existing building.

Mark Zarrillo made a motion to recommend denial based on size, scale, massing, and neighborhood context. Linda Hamlin seconded. The motion was approved unanimously.

**The Planning Board recommends denial of the site plan by Hancock Associates, PLS, dated February 7, 2023 and revised architectural plans by Sousa Design Architects dated June 15, 2023.**

**The meeting was adjourned.**