



# Town of Brookline Massachusetts

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## 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 15, 2021 – 7:30 p.m.

**Board Present:** Steve Heikin, Mark Zarrillo, Matthew Oudens, James Carr, Shelly Chipimo

**Staff Present:** Victor Panak

Steve Heikin opened the meeting.

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

Mr. Heikin clarified some issues related to meeting procedure.

Nina Olf, 100 Chestnut Street, raised concerns about traffic speed on Chestnut Street and asked that the Town look into traffic calming measures.

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

**142 Bellingham Road** – Construct second story requiring zoning relief for floor area ratio, setbacks, and design review. (8/5) Pct. 16

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

Robert Allen (attorney) introduced the case briefly, summarized the required zoning relief, and provided the Board with a presentation of the proposed plans.

Mr. Heikin questioned whether hardie board panels are the best choice for siding.

Mr. Allen stated that he could not answer questions related to architecture and would request a continuance if the discussion gets into architectural details.

Mr. Heikin raised some concerns about the proposed floor plans.

Mr. Oudens asked whether the side dormers have windows. Mr. Askarinam (applicant) stated that the dormers would just be paneled with hardie plank.

Mr. Heikin asked if the applicant is considering making the building fossil-fuel-free. Mr. Askarinam stated that he is considering it.

### Public Comments

Jennifer Sullivan (146 Bellingham Road) asked if the balcony counts towards the FAR. Mr. Allen responded that it does not count. Ms. Sullivan asked if the balcony is proposed to avoid exceeding FAR. Mr. Allen explained that it is an aesthetic choice. Ms. Sullivan stated she has concerns with how the rear balcony would overlook the windows of her childrens' bedrooms as well as her yard.

Mr. Zarrillo suggested that the Board recommend positively for a Variance that would allow the applicant to enclose the balcony area to produce a better final house. Mr. Zarrillo also stated that he does not like the siding material. Mr. Heikin agreed. Both Board members stated that they are generally supportive of the project regardless.

Mr. Oudens agreed that the bedrooms seem small and added that he would support an FAR above what is allowed by Section 5.22. Mr. Oudens said that the depiction of the siding is not representative of what it would look like. Mr. Oudens said that he really does not like the fake dormers on either side of the entrance and suggested they simply be eliminated.

Mr. Carr briefly discussed the Zoning By-law definition for porches and then stated he supports the project and has no further comments.

Mr. Heikin suggested that the Board recommend approval of the project but request that they return for final design review. Mr. Heikin also stated that he would support a recommendation that encourages that applicant to get a Variance for additional FAR. Mr. Zarrillo agreed.

**Mr. Heikin moved to recommend approval of the site plan by Land Mapping Inc, dated 2/22/21, and architectural plans by Haosheng Zhang, dated 5/19/21, 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 Planning Board 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. Oudens seconded the motion. The Board voted 4-0 to approve the motion.**

**52 Kendall Street** – Construct addition requiring zoning relief for setbacks. (8/19) Pct. 5

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

Mr. Allen (attorney) introduced the property and the members of the design team as well as the applicant.

Scot Osterweil (applicant) provided the Board with a presentation of the proposed plans.

Mr. Oudens asked about the design of the front entrance. Mr. Dolle (architect) responded that the intent is to provide a larger space for the mudroom.

There were no public comments.

Mr. Heikin opined that the addition is modest and that he is supportive. Other Board members agreed.

**Mr. Heikin moved to recommend approval of the site plan by Terra Nova Survey Consultants, dated 2/5/20, and architectural plans by Dolle Architects, dated 1/25/20, 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 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.**

**3 Cleveland Road** – Construct second-story addition and addition over detached garage requiring zoning relief for floor area ratio and setbacks. (8/19) Pct. 13

The case was continued without discussion.

**3) OTHER BUSINESS**

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

The Board reviewed and discussed a memo that would be submitted to the Moderator’s Committee responsible for tracking progress on the BFAC recommendations. The memo outlined actions taken, considered, or upcoming regarding economic development. The Board discussed how the memo should be presented and messaging that surrounds the issue.

Linda Olson Pehlke (member of the public) emphasized that the BFAC report is not a policy of the Town. She stated that the purpose of the Moderator’s Committee is to monitor actions related to the report but not to implement the recommendations of the report. She suggested that the Town should reevaluate its values.

**4) APPROVAL OF MINUTES**

**Mr. Heikin moved to approve the minutes from 7-7-21. Mr. Carr seconded the motion. The Board voted 2-0-2 to approve the motion.**

**Mr. Zarrillo moved to approve the minutes from 7-8-21. Mr. Heikin seconded the motion. The Board voted 3-0-1 to approve the motion.**

**The meeting was adjourned.**