



Town of Brookline

Massachusetts

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

PLANNING BOARD

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

BROOKLINE PLANNING BOARD MINUTES By Zoom Event August 3, 2023 – 7:30 p.m.

Board Present: Steve Heikin, Mark Zarrillo, Andrea Brue, Linda Hamlin, Blair Hines, Matt Hyatt

Staff Present: Beccah Mapure, Polly Selkoe

Materials related to each agenda item can be found at:
<https://www.brooklinema.gov/DocumentCenter/Index/4424>

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Steve Heikin encouraged all Board members to review the form-based code for Harvard Street focusing on design criteria.

Linda Hamlin proposed scheduling a meeting to discuss the document further.

Mark Zarrillo said the proposed code focused only on parcel development and suggested including streetscape and transitions, similar to what was done for the Boylston Street corridor.

It was discussed that Planning Board members should submit comments to Polly Selkoe by August 15th to discuss them on August 30th.

Linda Hamlin was concerned about the limited time available to review and comment on the document before the August 30th meeting.

Polly Selkoe reiterated the State's deadline and the need to be prepared for the upcoming Town Meeting in November.

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

119 Payson Road - Expand existing driveway at single-family home (8/17) Pct. 16

Blair Hines recused himself.

Polly Selkoe introduced the case and noted that she revised the initial staff report.

Attorney Jennifer Dopazo-Gilbert introduced her team and summarized the case and the required relief.

Landscape architect Katya Podsiadlo presented the proposal.

Andrea Brue asked about the apple tree mentioned by the neighbor but not visible in the plan. She also wondered why the applicant hadn't reached out to the neighbor to discuss the plan.

Jennifer Dopazo-Gilbert clarified that the apple tree is located beyond the property line and would not be impacted by the proposed driveway. She added that the neighbor has not yet responded to their contact attempts.

Steve Heikin asked if the proposed 18-foot width was necessary for two side-by-side cars since compact parking would be allowed.

Katya Podsiadlo explained that seventeen feet might be sufficient, but she suggested wider spaces to avoid issues with car doors.

Linda Hamlin sympathized with the applicant's need for a wider driveway for easier parking. She noted that several existing driveways in the area were not approved and were narrower.

Mark Zarrillo expressed his support for the proposal and appreciated the addition of a fence to screen the cars.

Matt Hyatt expressed his support for the proposal.

Steve Heikin made a motion to recommend approval. Mark Zarrillo seconded. The motion was approved unanimously.

The Planning Board recommends approval of the site plan prepared by EMB CO., PLS, dated June 16, 2023, 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 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 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.

32 Manchester Road - Construct garage with habitable space above and attach it to the rear of single-family home (8/17) Pct. 6

Beccah Mapure introduced the case and described the required relief. She noted that the applicant has informed that changes were made to the plans to address concerns raised by Planning Staff and abutters. However, staff had not yet reviewed those changes.

Polly Selkoe noted that the Preservation Commission approved the plans for the house but not for the garage.

Attorney Jennifer Dopazo-Gilbert introduced her team and summarized the case and how the relief would change under the revised proposal.

Architect Elaine Scales presented the proposal.

Steve Heikin expressed appreciation for the on-the-fly changes.

Blair Hines shared concerns about the amount of deck proposed and suggested that more green space would be preferable.

Steve Heikin brought up concerns about the garage's potential as an accessory structure and zoning regulations related to setbacks due to its connection to the main house.

Jennifer Dopazo-Gilbert said the connection between the garage and the main structure had to be at the roof or ground level to be considered attached. Polly Selkoe disagreed and said there should be a setback of at least 6 feet between the structures.

Steve Heikin raised concerns about the placement of the condenser in a covered space. He then suggested combining the two stairs and reducing the overall extension of the decks.

Beccah Mapure noted that the updated plans would have to be reviewed by staff to check for any changes in the relief needed.

Mark Zarrillo said he was not supportive of the deck size and questioned its purpose.

The owner, Lee Goodman, explained that the rear yard is small and the decks will be used partially as a play area for his children and partially for gardening.

Matt Hyatt asked about rainwater management.

Lee Goodman explained that rainwater would be directed toward his property through a gutter.

Linda Hamlin said the deck was overly large and the setbacks small. She was concerned about the amount of impermeable surfaces, heat generation, and reduced green space on the property. She said

that meeting the minimum required 6 feet side and rear yard setbacks would still allow for a large open space for the family.

Andrea Brue asked why the Planning Board was reviewing the garage since it has not been approved by the Preservation Commission.

Jennifer Dopazo-Gilbert said Preservation told them to get Planning Board approval first.

Lee Goodman added that the garage was part of a multi-phase plan, with the main house being the initial focus.

Public Comments:

Clara Batchelor, 23 Manchester Rd, noted that planters on a deck would not replace the greenery lost with the removal of trees, which she believes contradicts the character of the historic district. She said a one-car garage would be more fitting for the area. Batchelor also raised issues about the increased habitable space in the basement and doubted that the newly added basement staircase and a tree would offer adequate screening.

Alisa and Tobias Nanda, 33 Manchester Rd, shared concerns about the loss of a significant amount of green space under the proposed plans. They expressed opposition to the roof deck over the garage, citing its inconsistency with the historic character of the neighborhood. They stressed the need for a careful examination of the zoning calculations, as they appeared tight.

Carolyn Goodwin, 47 Manchester Rd, said the connection between the existing house and the proposed addition felt inconsistent with the historic character of the neighborhood. She emphasized the presence of ample green space which was being significantly altered by the proposed large deck.

Cynthia Baron, 23 Manchester Rd, said the proposed additions were over half the size of the house and suggested placing the garage behind the house, which would be less visible from the street.

Rhoda Goodwin, 47 Manchester Rd, said the changes proposed were not in harmony with the neighborhood's character and the regulations of the historic district. She opposed to the inclusion of a two-car garage, given that most garages in the area are one-car.

The case was continued.

165 Chestnut Street (Goddard House) – Alter interior and exterior to improve accessibility and functionality of assisted living home (8/17) Pct. 5

Polly Selkoe introduced the case and described the required relief.

Attorney Jennifer Dopazo-Gilbert introduced her team and summarized the case and the required relief.

Candace Cramer, President CEO at the Goddard House, provided a brief overview of the House's history and mission and introduced the proposed renovations.

Architect Philippe Saad presented the proposal.

The Board commended the presentation and the thoughtful updates to Goddard House.

Steve Heikin noted that the uniqueness of the site and structures could provide supportive arguments for a variance to increase FAR. He then suggested checking if the percentage of open space on the property as a result of the increase in FAR is met.

Linda Hamlin appreciated the integration of the art room.

Mark Zarrillo praised the thoughtful integration of the addition with the existing building.

Matt Hyatt raised a question about discrepancies in the representation of the fifty-foot setback.

Greg Alker-Sweeney from the architect's team clarified that the existing dining room already exceeded the fifty-foot setback.

Jennifer Dopazo-Gilbert said discrepancies would be cleared before the ZBA hearing.

Andrea Brue said the solutions given justified the relief.

Blair Hines was supportive of the project but expressed concerns about additional parking.

Public Comments:

Attorney Neal Glick, representing the Trustees of the Sargent Estates, expressed concerns about the parking expansion, especially considering climate change and carbon footprint issues, the impact of new roofs on neighboring properties, including potential noise from rooftop utilities. He discussed the significance of conservation land adjacent to the project and the importance of addressing setbacks and noise attenuation. He emphasized the need to uphold the requirements of the existing special permit.

Philippe Saad confirmed that no mechanical equipment would be placed on the rooftop. Equipment would be located on the ground and screened by vegetation.

Steve Heikin questioned the practical impact of the proposed project on the residents of Sargent Estates since inhabitants live over three hundred feet away and above the project site.

Glick explained that residents at higher elevations would notice the changes and impacts due to their vantage point. He referenced previous noise concerns and urged the Board to thoroughly examine the proposed project and ensure compliance with the previous permit.

Janina Galler, 56 Sargent Crossway, echoed the concerns raised by Glick with an emphasis on noise and previous dissatisfaction with parking. She said additional parking was not necessary since the existing parking lot had available spaces. Additional parking would solely be needed to accommodate community events, and it did not justify issuing a variance. Certain conditions from the first special permit were not observed and issues should be revisited.

Polly Selkoe indicated that no issues regarding the previous conditions had been reported.

Jennifer Dopazo-Gilbert said that on-street parking is not allowed in Sargent Estates and the additional parking would serve aides and visitors and prevent overflow parking from impacting the surrounding neighborhoods.

Board discussion and decision:

Andrea Brue asked about trees to be added to the project. Jennifer confirmed that 38 trees would be added.

Blair Hines proceeded with polling the Board members on their position regarding the expanded parking. Steve Heikin, Mark Zarrillo, Linda Hamlin, Matt Hyatt, and Andrea Brue expressed their support for the parking expansion.

Steve Heikin made a motion to recommend approval. Andrea Brue seconded. The motion was approved unanimously.

If the Board of Appeals finds that the criteria for a variance are met, the Planning Board has no objection to the additions per the site plan by Kenneth Conte, PLS, dated May 26, 2023 and the architectural plans prepared by Dimella Shaffer Associates, RA, dated May 26, 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 for review and approval.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit final landscaping plans, stamped and signed by a registered architect or landscape architect, to the Assistant Director for Regulatory Planning for review and approval.**
- 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.**

51 Addington Road - Extend detached garage and construct deck above for two-family dwelling (8/17) Pct. 12

Beccah Mapure introduced the case and described the required relief.

Attorney Jennifer Dopazo-Gilbert introduced her team and summarized the case and the required relief.

Architect Arthur Pinkham presented the proposal.

Owner Alejandro Chavez was present.

Blair Hines asked about the scope of the proposal.

Arthur Pinkham clarified that elevation and driveway were permitted under a different proposal.

Matt Hyatt questioned the extension of existing walls and the increase in roof height.

Arthur Pinkham said the existing roof was low and the new roof would be raised and clad with clapboards.

Mark Zarrillo sought clarification on the elevation differences between the garage and the surrounding areas.

Arthur Pinkham explained the elevation changes.

Public Comment:

Shannon McMullin, 61 Addington Road, expressed concerns about potential noise disruptions due to the proposed outdoor deck.

Steve Heikin acknowledged the noise concerns raised by the neighbor but emphasized the importance of allowing property owners to use their outdoor space.

Steve Heikin made a motion to recommend approval. Matt Hyatt seconded. The motion was approved unanimously.

The Planning Board recommends approval of the site plan by BOSTON SURVEY INC, PLS, dated May 17, 2023 and architectural plans by SOUSA DESIGNS ARCHITECTS, RA, dated May 18, 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 of the garage, 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 3 obtained from the Town Clerk's office by the applicant or their representative and recorded at the Registry of Deeds.**

The meeting was adjourned.