



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
Matt Hyatt

BROOKLINE PLANNING BOARD MINUTES By Zoom Event August 17, 2023 – 7:30 p.m.

Board Present: Steve Heikin, Andrea Brue, Blair Hines, Matt Hyatt
Staff Present: Beccah Mapure, Nicole Pare

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 announced that Mark Zarrillo was re-appointed for another term.

Steve announced the outcome of the Select Board votes on the M District and Harvard Street proposals and summarized some of the discussion.

Andrea Brue asked for a status update on the Waldo-Durgin and Porsche dealership projects that were heard by Design Advisory Teams.

Beccah Mapure responded that the project architects are working on updating their plans and coordinating with various Town Departments.

2) BOARD OF APPEALS CASES

202 Mason Terrace – Demolish single-family to build new single-family home (8/31) Pct. 14A

Nicole Pare introduced the case.

Attorney Jennifer Dopazo Gilbert provided background information on the case including that the demolition delay imposed will expire on September 13, 2023. She introduced the property owners, Tony and Ann Gao.

Ann Gao expressed a need for more indoor play space for their children, office space for remote work, and guestroom space for out of state family members as well as a desire to compliment the neighborhood with the home's design.

Architect Kent Duckham presented the plans. He pointed out that the height of the house is two feet lower than the existing house and stated that the additional gross floor area is needed for the basement and attic. He described the design as classic colonial revival.

Landscape Architect Marc Mazzarelli presented the landscape plan. He showed the trees being removed and described new tree species proposed such as arborvitaes, American dogwood, and Japanese maples.

The board deliberated.

Blair Hines expressed concern over how the excavation will affect the tree root system of the mature ash and ginko trees on the abutter's property to the right. He suggested shifting the house slightly to provide relief.

Andrea Brue stated she would support everything except for the FAR relief. She said she didn't understand how you can build a new house without complying with the FAR regulations.

Jennifer Gilbert responded that the applicant is requesting relief under Section 5.22.2 which would allow an expansion of up to 130% of the FAR maximum after 10 years through a special permit.

Matt Hyatt complimented the architects on the building and landscape design. He commented that the bathroom façade has a blank surface that isn't as organized as other aspects of the elevation.

Matt and Steve said they were comfortable with the project. Steve added that it is thoughtfully designed.

Public Comment:

David Lowe, 177 Mason Terrace, spoke in opposition and was concerned with the width of the home.

Oren and Naama Shlonsky, 210 Mason Terrace, spoke in opposition and were concerned about removing mature trees on the subject premises.

Jane Kanarek, 207 Mason Terrace, spoke in opposition and was concerned about the environment, housing affordability, and neighborhood character.

Todd Shannon, 31 Jordan Road, spoke in favor of the project.

Board Discussion:

Steve said that the house was reasonably designed, and he did not find the size of the house substantially greater than other homes in the neighborhood.

Blair Hines suggested reducing the width of the home or shifting it to provide additional separation relief from the abutter's large mature trees.

Ken Duckham said that the home could not be moved to the east because of a street tree that cannot be removed and would interfere with the driveway design.

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

The Planning Board recommended approval of the site plan prepared by HANCOCK ASSOCIATES, PLS, dated May 30, 2023, and architectural plans prepared by DUCKHAM ARCHITECTURE, RA, dated July 19, 2023, the following conditions are recommended:

- 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 landscaping plans, stamped and signed by a registered engineer or landscape architect, to the Assistant Director for Regulatory Planning for review and approval.**
- 3. If the applicant chooses to convert the basement and or attic into habitable space, provisions specified under Section 5.22 shall be met.**
- 4. 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 of the garage 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.**

145 Middlesex Road – Construct a small addition and extend existing deck at the rear of single-family home (8/31) Pct. 14A

Nicole Pare introduced the case.

Architect Nick Landry presented the plans.

Steve Heikin stated he had no issue with the proposal.

There were no public comments.

Steve Heikin made a motion to recommend approval. Blair Hines seconded. The motion was approved unanimously.

The Planning Board recommends approval of the site plan by SPRUHAN ENGINEERING, P.C., dated June 1, 2023 and architectural plans by DESIGN RESOURCE TEAM, LLC, dated June 20, 2023, staff recommends 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.**

30 Lyon Road – Connect principal and accessory structure via mudroom addition for single-family home (8/31) Pct. 15

Beccah Mapure introduced the case.

Nemit Shroff, property owner, described the need for the proposed addition which will connect the home to the garage and provide shelter from weather.

Blair asked if the project required review by the Conservation Commission due to wetlands to the east.

Nemit responded that, yes, he believes it does require review by the Conservation Commission.

There were no public comments.

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 MCKENZIE ENGINEERING GROUP, PLS, dated April 5, 2023 and architectural plans by OWEN THOMAS ARCHITECTURE, RA, dated May 16, 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. This approval is strictly with respect to zoning. This project may need review and approval by the Conservation Commission before a building permit is obtained.**
- 3. 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.**
- 4. 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 of the garage 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.

The meeting was adjourned.