



# 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 September 2, 2021 – 7:30 p.m.

**Board Present:** Steve Heikin, Linda Hamlin, Mark Zarrillo, Blair Hines, James Carr  
**Staff Present:** Polly Selkoe, Victor Panak

Steve Heikin opened the meeting.

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

Gregory Zurlo, a candidate for the Planning Board, introduced himself to the Board and had a brief discussion with Board members.

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

15 Euston Street (Continued from 6/17) – Convert a three-family to a four-family (9/9) Pct.  
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Polly Selkoe provided an update to the Board on the proposal and briefly summarized the proposed project.

Jennifer Dopazo Gilbert (attorney) summarized the Planning Board's comments from the previous meeting and briefly discussed how the applicant responded to those comments.

Katya Podsiadlo (landscape architect) provided the Board with a presentation of the proposed plans, focusing particularly on the site planning.

Mr. Heikin clarified that the project requires zoning relief for open space. Ms. Selkoe confirmed that relief for open space is required and can be granted through Section 5.05.

Peter Vanko provided the Board with a presentation of the plans, focusing on alterations to the building.

Public Comments

There were no public comments.

**Mr. Heikin moved to recommend approval of the site plan by Spruhan Engineering, dated 4/1/21, and architectural plans by Vanko Studio, dated 5/28/2021, 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. In accordance with Section 4.08 of the Zoning By-law and guidelines regarding “Cash Payments in Lieu of Affordable Units ”, approved by the Planning Board on January 7, 2021, and with the choice of the applicant to make a cash payment in lieu of providing affordable units, the owner of the property shall make the following payment to the Brookline Housing Trust and provide the following documentation before the Town ’s issuance of a Certificate of Occupancy for the project :**

A sum equal to .5% (1/4 X 2%) times the total of the adjusted sales prices for all four units (actual sales price, including the cost of all parking) shall be due from the net proceeds of sale of the first unit at 15 Euston Street, and provided to the Town of Brookline in the form of a bank check, certified check or a check drawn on an Attorney Client ’s Fund Account, payable to the Brookline Housing Trust.

A check shall be mailed, accompanied by a copy of the HUD settlement statement, signed by the seller and buyer, and a copy of the unit deed, by first class mail or hand delivery to:

Director of Planning & Community Development  
333 Washington Street - 2<sup>nd</sup> floor  
Brookline, MA 02445

If any condominium unit(s) is/are to be rented by the owner instead of sold, the cash payments relative to the units being rented shall be immediately due and payable, unless, upon request by the owner due to a significant change in market conditions, the Director of Planning and Community Development approves a different schedule of payments.

Prior to the issuance of a building permit, the owner shall execute a mortgage, escrow agreement, letter of credit or other documentation approved by the Director of Planning and Community Development to secure the cash payments required by this condition.

- 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.**

**Ms. Hamlin seconded the motion. The Board voted 5-0 to approve the motion.**

**9 Willard Road** – Construct single-family. (9/23) Pct. 13

Ms. Selkoe introduced the project and provided a brief description of the proposal and the zoning relief required.

Jennifer Dopazo Gilbert (attorney) introduced the applicant team and summarized the scope of work as well as the required zoning relief.

Stefanie Good (architect) provided the Board with a presentation of the proposed plans.

The Board and applicant discussed the need for a more complete landscape plan.

Mr. Heikin asked if there is any intention to further subdivide the other lot that was part of the ANR division of land.

**Public Comments**

Michael Sandel, 19 Willard Road, expressed some concerns with the removal of significant trees. Mr. Sandel requested that the Board continue the case so that the applicant can present a more complete landscape plan showing tree removal/planting. Ms. Gilbert suggested a consultation between the applicant, staff, and the abutter. Mr. Sandel also raised concerns with the impacts of the curb cut on street edge items like street lights and a Comcast box.

The Board and applicant discussed whether the issues raised can be resolved at the staff level or whether the applicant should return to the Board with more information/clarification.

Diane Sokal encouraged the applicant to use sustainable design elements like fossil-fuel-free heating systems.

Paul Saner, 135 Chestnut Hill Ave, supported the comments of Michael Sandel and agreed with the need for a more detailed landscape plan especially as it relates to tree removal.

Mr. Heikin stated that he thinks the applicant should return to the Board with a complete landscape plan and a civil plan that shows the impact of the proposed development on street trees and light poles.

Ms. Gilbert agreed to the continuance but asked for input on the design of the house. Mr. Heikin felt that the proposed house is reasonably well designed and unobjectionable. Mr. Zarrillo said he likes the house.

Mr. Hines also asked for a grading plan and said the house design is good. Mr. Zarrillo also requested a plant list to be included.

Michael Sandel asked whether the street number could be adjusted. Ms. Selkoe indicated that the matter would need to be taken up with the Town Engineer.

**The case was continued.**

### **Final Design Review of Welltower/Balfour Senior Living Facility**

Ms. Gilbert highlighted the developments that have occurred since the case was last in front of the Planning Board in October of 2020.

Brandon Nelson (HYM) went into detail about the steps taken by the applicant team towards the issuance of building permits.

Mary McCarthy (Finegold Alexander) and Sargent Gardiner (RAMSA) provided the Board with a presentation of the final plans. Mr. Gardiner emphasized that very few changes have been made to the project when compared to what was presented to the Planning Board in October.

Blair Hines (Verdant Landscape) presented the landscape plan, noting that it has remained essentially consistent with the plan that was presented to the Board in October.

Mr. Heikin asked about the use of hardie plank around the 4<sup>th</sup> story windows. He also applauded the judicious use of shutters.

Ms. Hamlin asked to see the addition of “eyebrows” for ventilation.

#### **Public Comment**

John Werner, 74 Holland Road, asked for clarification about the generator located along the southern property line. Ms. McCarthy clarified that the generator would be surrounded by a 10-foot high acoustic fence and be rarely run.

Carlos Ridruejo, 16 Holland Road, expressed support for the project. Mr. Ridruejo asked whether the location of transformers is known on the site. Ms. McCarthy identified the location and indicated they had not changed.

Mr. Carr expressed support and said he is particularly happy to see that the applicant has committed to LEED Gold certification. Mr. Carr noted the dark roofing material and suggested a lighter-colored material to improve the heat-island effect of the building. Mr.

Carr also suggested that the design team consider some shade trees along the southern end of the parking area. Mr. Carr also suggested alternative, lower impact, light fixtures. Board members briefly discussed how light the roof material would need to be to meet LEED requirements.

**Mr. Heikin moved to approve the final design of the project on the condition that the applicant consider the design material for the roofing in terms of the heat-island effect and provide the opportunity to the Board and public to visit the site to see a mockup of the project. Mr. Carr seconded the motion. The Board voted 4-0 to approve the motion.**

**Discussion and Possible Vote on Fossil Fuel Free (FFF) Guidelines**

Mr. Heikin reviewed the changes that were made to the guidelines since the previous meeting. Mr. Zarrillo asked a minor clarifying question.

**Mr. Heikin moved to adopt the Rules, Regulations, and Guidelines for Section 9.13 of the Town of Brookline Zoning By-law as drafted. Mr. Carr seconded the motion. The Board voted 5-0 to approve the motion.**

**Report (But no Discussion) on Warrant Articles Submitted for Fall TM**

Mr. Panak and Mr. Heikin briefly listed the zoning articles submitted to the warrant for the fall Town Meeting.

**3) APPROVAL OF MINUTES**

Minutes were not discussed.

**The meeting was adjourned.**