



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 17, 2020 – 7:30 p.m.

Board Present: Steve Heikin, James Carr, Linda Hamlin, Mark Zarrillo, Matthew Oudens
Staff Present: Victor Panak

Steve Heikin opened the meeting and invited public comments on matters not on the agenda. There were none.

BOARD OF APPEALS CASES

11 Cameron Street – Construct a three-story addition on the rear of a three-family dwelling

Victor Panak described the proposal and required zoning relief.

The applicant's attorney, Bob Allen, presented the proposal and introduced a member of the development team, Tim Anastasia, who presented the plans for the addition.

The Board made some comments about the rooftop headhouse and requested that the applicant alter the layout so that the stair lets out onto a landing that is located within the headhouse. It was also suggested that access to the front portion of the rooftop be provided by adding a door on the front side of the headhouse or reducing the width of the headhouse such that it does not span the entire width of the rooftop. The applicant agreed to make some or all of the proposed changes.

The Board also raised concerns with the layout of parking area and proposed several alternatives. It was noted that some of the suggested alternatives might require additional zoning relief and Board members made clear that any additional relief needed for such revisions to the plans would be supported by the Planning Board.

There was no public comment on the proposal.

The Planning Board voted (5-0) to recommend approval of the site plan and architectural plans by Choo & Company Inc. dated 9-1-2020 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 or engineer 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. Final plans should show a revised layout for the rooftop headhouse and a revised layout for the parking area consistent with the alternatives discussed by the Planning Board at their meeting on September 17, 2020.**
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.**
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.**

17 Hawthorn Road – Install two air-conditioning condensers in the side yard.

Victor Panak described the proposal and the required relief.

The Board did not have any comments on the proposal and was supportive.

Therefore, the Planning Board voted (5-0) to recommend approval of the annotated site plan by A. S. Elliot Associates dated May 7, 2018, 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 showing the location of the proposed AC condensers, 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 a landscape plan that shows proposed counterbalancing amenities subject to approval by the Assistant Director for Regulatory Planning.**
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.**

79 Buckminster Road – Construct an addition in the rear and expand the rear deck.

Victor Panak described the proposal and the required relief.

The applicant's attorney, Bob Allen, presented the proposal and introduced the architect, Anthony Lee, who presented the plans for the addition.

Board members commended the architect on the quality of the plans and expressed their general approval of the proposal.

Linda Hamlin raised a minor concern with the elimination of the shutters on the side facades, noting that their elimination might leave too much wall space between windows.

James Carr wanted to ensure that the applicant was giving sufficient care and attention to the landscaping in the rear of the property, including hiring a landscape architect. The applicants indicated that they strongly valued good landscaping for their rear yard.

Mini Kolluri, an abutter to the property, expressed her and her family's support of the proposal.

Therefore, the Planning Board voted (5-0) to recommend approval of the site plan by Jarvis Land Survey Inc. dated July 21, 2020, and architectural plans from Philip Kramer Architect dated September 17, 2020, 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 or engineer 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.**

The meeting was adjourned.