



Town of Brookline

Massachusetts

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PLANNING BOARD

Steve Heikin, Chair
Robert Cook, Clerk
James Carr
Linda K. Hamlin
Blair Hines
Matthew Oudens
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MINUTES Room 111, Brookline Town Hall September 26, 2019 – 7:30 p.m.

Board Present: Steve Heikin, Blair Hines, James Carr, Matthew Oudens
Staff Present: Victor Panak

Steve Heikin called the meeting to order at 7:30 pm. He asked if there were any members of the public in attendance who wished to make comments on matters not on the agenda. There were none.

BOARD OF APPEALS CASES

107 Payson Road – Construct attached garage and new driveway.

Victor Panak described the scope of work and the requested zoning relief, noting that the Planning Department was supportive of the proposal.

Mr. Heikin and James Carr noted that the existing elevations submitted with the application were out-of-date.

Shayna Gallinat (attorney representing the applicant) introduced the owner and the applicant team and described the applicant's recent revision. Ms. Gallinat also highlighted the amount of neighborhood support received by the applicants.

Julian Hyman, owner, described the history of his family and the reasons for the proposed expansion and requested zoning relief.

Board members and the applicant briefly described some issues relating to the interior design of the space above the garage.

Blair Hines said that he felt the curb-cut was too wide and Mr. Heikin asked if the curb-cut width could be reduced. The applicant indicated that it could be reduced.

Katherine Wortman, resident of 113 Payson Road, expressed support for the project, believing that the addition would enhance the value of her house and life.

Joe Allen, resident of 119 Payson Road, expressed support for the project.

Mr. Carr raised the issue of counterbalancing amenities. Ms. Gallinat indicated that extensive landscaping would be proposed including the infilling of the existing driveway.

Mr. Hines stated he would like to see the curb-cut reduced to 16 ft. and Mr. Heikin stated he would like to see a window added to the blank façade on the left side.

Mr. Heikin made a motion to recommend approval of the site plan by Thomas P. Bernardi, dated 8/6/19, and architectural plans by MJ Tavares Architects, dated 9/26/19, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan showing a curb-cut width of no more than 16 feet and elevations showing the addition of at least one window to the left elevation of the proposed garage addition subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan showing proposed counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor, 2) final elevations stamped and signed by a registered architect, and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

Mr. Carr seconded the motion. The Board voted 4-0 to approve the motion.

22 Dunster Road – Build addition to attach garage at rear of house.

Mr. Panak described the scope of work and the requested zoning relief, noting that the Planning Department was supportive of the proposal.

Mr. Heikin added that he was puzzled with the architect's choice to eliminate all of the windows by attaching the main house with the detached garage.

Brian Alim, project architect, stated that the applicant needed to keep the historic garage and while they explored many other options, the current proposal was the most convenient solution.

Mr. Carr suggested adding a skylight to compensate for the lack of windows.

Board members and the applicant had a brief discussion on options for the garage design, but the Board was overall supportive of the proposal and suggested some additional design work.

Mr. Heikin made a motion to recommend approval of the site plan by Peter J. Nolan, dated 5/29/19, and the architectural plans by BAC Architectural Design, dated 8/22/19, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan and elevations subject to the review and approval of the Assistant Director of Regulatory Planning.**

2. **Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan showing proposed counterbalancing amenities subject to the review and approval of the Assistant Director of Regulatory Planning.**
3. **Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor, 2) final elevations stamped and signed by a registered architect, and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

Mr. Carr seconded the motion. The Board voted 4-0 to approve the motion.

161-163 Thorndike Street – Total renovation including new driveway, patio, covered stairway, and roof deck.

Mr. Panak described the scope of work and the requested zoning relief, noting that the Planning Department was supportive of the proposal.

Ralph Kilfoyle, project architect, provided a presentation to the Board and described the proposed work.

The Board discussed some minor design issues including whether the roof deck could be relocated, whether the exterior stair is necessary, and the height of the basement.

Vinka Jarrett, resident of 160 Thorndike Street, stated that she was not opposed to interior renovations but opposed the loss of parking stemming from the additional curb-cut and was concerned about the effects on the utility pole. She also added that the developer had not met with the neighbors.

Archer O'Reilly, resident of 160 Thorndike Street, was also opposed to the additional curb-cut and found the change in the front entrance to be unsightly.

Mr. Hines stated that he found the changes to the front entrance contrary to the style of the neighborhood and was opposed to the addition of parking.

Matthew Oudens agreed with the statements of other Planning Board members, adding that the currently designed method of accessing the second-floor unit is not appropriate.

Board members continued to discuss issues related to the roof deck, exterior stair, front entrance, and parking.

The case was continued to a future Planning Board meeting.

761 Washington Street – Construct new two-family dwelling.

Mr. Panak provided some background on the project which was continued from a previous Planning Board meeting on May 9, 2019.

Ms. Gallinat (attorney for the applicant) introduced the design team, reviewed the discussions from previous Planning Board meetings, and noted that the team had met several times with Planning staff on the revised design.

Elizabeth Whittaker, project architect, provided the Board with a presentation on the changes since the previous meetings.

Mr. Oudens stated that he liked the contemporary design but understands why the current design is a source of friction. The design includes a gabled front elevation in a neighborhood of hip-roofs and the massing of the proposed building is concentrated at the front elevation where the other houses in the neighborhood mostly feature front porches with step-backed second floors. He felt that massing issues needed more work. Mr. Hines agreed and Mr. Carr agreed as well, adding that the house needs a front porch and needs to be pushed back on the lot.

Mr. Heikin felt that a lot of improvements had been made but that he remained concerned with the doubling in floor area.

Daniel Epstein, resident of 779 Washington Street, agreed with the comments of Mr. Oudens.

Paul Donovan, resident of 40 Evans Road, stated that he found the design stunningly incompatible with the neighborhood and that it was far too large.

Jennifer Kritz and Paul Ditzion, residents of 765 Washington Street, made a presentation to the Board expressing their opposition, citing concerns with size, massing, design, tree preservation, and curb cuts.

Lee Sangmi, owner, stated that the trees to be removed are hazardous and could cause damage to both her house and her neighbor's.

The case was continued to a future Planning Board meeting.

44-46 Vernon Street – Demolish three-family dwelling and construct new two-family dwelling requiring relief for parking.

Mr. Panak provided some background on the project which was continued from a previous Planning Board meeting on March 21, 2019.

Mr. Heikin noted that the building had been demolished.

Edward Golden, project architect, reviewed the revisions to the project and the general scope of work.

The Board and the applicant discussed a variety of design issues including the height of the building, the bay windows, the curb cuts, and the shared driveway.

Ken Goldstein, attorney representing abutters Fred and Diane Berk (42 Vernon Street), recognized the improvements to the design but raised issues of zoning compliance related to the use, parking setbacks, and extension of bay windows into required setback areas.

Mr. Heikin and other Board members expressed their opposition to the proposed fencing and gates along the front property line.

Mr. Heikin made a motion to recommend approval of the site plan dated 9/19/2019 by FSL Associates and the floor plans and elevations dated 9/18/2019 by Golden Architects, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit a final site plan, floor plans and elevations with all materials noted, showing the elimination of the gates to the parking areas, subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 2. The applicant shall consult with immediate abutters to determine appropriate fencing (or lack thereof) on both sides of the property and adjust the landscaping plan accordingly.**
- 3. Prior to the issuance of a building permit, the applicant shall submit a landscaping plan showing any counterbalancing amenities and showing compliance with Condition #2 subject to the review and approval of the Assistant Director of Regulatory Planning.**
- 4. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.**

Mr. Oudens seconded the motion. The Board voted 4-0 to approve the motion.

Minutes of September 12 were approved by the Planning Board.

Materials Reviewed During Meeting: Staff Reports, Zoning Texts, Site Plans, Elevations

The meeting was adjourned.