

MBTA CA Ad Hoc Subcommittee of the Advisory Committee Meeting Minutes

Date/Time of Meeting:

Wednesday, October 18 at 4:00 pm

Location of Meeting:

Zoom. The recording of the meeting can be found here: <https://tinyurl.com/yc3seyvf>

Members Present:

- David Pollak, Chair
- John Doggett
- Katherine Florio
- Kelly Hardebeck
- Linda Olsen Pehlke
- Markus Penzel
- Lee Selwyn

Members Absent:

- Carlos Ridruejo

Others Present:

Kara Brewton, Melissa Goff, Jonathan Simpson, Maria Morelli, Dick Benka, Carla Benka, Carol Gladstone, Fran Perler, John Hebert, Katha Seidman, Laura Knott, Marty Rosenthal, Michael Rubenstein, Neil Gordon, Paul Saner, Paul Warren, Rhea Paul

Subject/Agenda Item:

1. Public Comment
2. Review and discuss amendments to STM4 WA1 proposed and agreed upon by Yes in Brookline and Brookline by Design
3. Review EDAB Motion on STM4 WA1
4. Review memo from Dick Benka dated 10/17

Substance of discussion: (attach additional pages if needed)

Public comment:

- M. Rosenthal shares his concern that Harvard St changes are being rushed through without adequate consideration of other areas of town that could also benefit from multifamily housing development and the one and two-story shops along Harvard between Verndale St and Stedman not adequately protected.
- D. Benka speaks to his concerns about parking, bars and taverns being allowed by right in multifamily buildings, side yard setbacks, fiber cement panels and windows.
- F. Perler urges the committee to not have a mandate for first floor commercial in the Harvard Main Street Open district, and to consider her concerns about noisy commercial activity. She also asks whether an amendment is necessary to achieve these goals.
- Select Board Member Paul Warren thanks the principals of Brookline by Design and Yes in Brookline, as well as the town officials involved in the negotiations over the proposed zoning

changes on Harvard Street. He says that the negotiations were long and detailed, but that they were also collaborative and thoughtful. He also thanks the Select Board for adopting all of the recommended amendments to the proposed zoning changes.

Linda Pehlke shares a document which details the amendments which were the outcome of the negotiations between Yes in Brookline and Brookline by Design.

- Goals of negotiation - enhance goals of overall project; preserve existing moderately priced housing; maximize commercial space + tax base (removal of multiple parcels with 2+ stories of commercial space); focus on minimizing potential impacts on abutters
 - Remove H-MS-N from commercial mandate b/c buildings are already being used as commercial space
 - Eliminate Short Term Rentals in all new zones
 - Increase rear setbacks in H-MS and H-MS-O
 - Added setback + stepbacks when lot abuts T, F, M
 - 5' increase for both stepbacks
 - Added them for smaller lots and included M
 - F Perler: comments from abutters "Give us as much space as possible. Don't want to be behind a mountain"
 - Remove parcels that do not directly abut Harvard St
 - Set Verndale St as the northern boundary of the H-MS zone
 - Eliminate add'l architecturally significant buildings
 - 54-56-58 Harvard St
 - Vernon St
 - 217 Harvard St apartment building

Several questions were asked by subcommittee members about the amount of additional commercial space, the overall economic feasibility of development along Harvard St and the impact of combining parcels with different zoning.

The subcommittee then reviewed the EDAB motion dated October 17, 2023 which:

- Questions about commercial uses - wholesale business and storage, printing and publishing and brewery/distillery
- Attempt to equalize non-resident parking requirements
- Stop & Shop adjacent parcels - YIB/BBD amendment includes parcels adjacent to Stop & Shop
- Recommend adjustments to ground floor commercial mandate for specific properties or areas
 - HS-MSN was removed from first floor commercial mandate by YIB/BBD amendment
 - Most EDAB parcels recommended for exclusion already have commercial in first floor or basement

The subcommittee did not have enough time to review Dick Benka's memo in its entirety. The memo will be discussed when the subcommittee reconvenes on Tuesday, October 24 at 12:00 pm.

Action/Votes Taken:

The subcommittee voted unanimously to recommend acceptance of the following amendments to STM 4 Article 1:

1. All amendments included the agreement from YIB and BBD
2. EDAB changes to non-resident parking as follows:
 - a. that the parking ratio for hotels and other lodging uses be a maximum of 0.5 spaces per guest room; and
 - b. that the requirements for religious educational institutions be identical to those for other educational uses
3. Re-insert 10-12 Vernon St into the list of parcels
4. The language of the proposed Section 4.08.9 should be corrected to reflect that the maximum rents available to developers choosing to pursue the ground floor commercial incentive would be 70% of Area Median Income (AMI).

Documents/Exhibits Used at Meeting:

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| <ol style="list-style-type: none">1. Signed BBD YIB memo to SB and AC2. EDAB Motion on STM4 WA13. Amendment V6 10-19-234. AC Sub 10.18.23. Benka |
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