



Town of Brookline

Massachusetts

Town Hall, 1st Floor

333 Washington Street

Brookline, MA 02445-6899

BOARD OF APPEALS
Jesse Geller, Chairman
Jonathan Book
Christopher Hussey

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TOWN OF BROOKLINE
TOWN CLERK
2018 MAY 11 AM

TOWN OF BROOKLINE
BOARD OF APPEALS
CASE NO. 2018-0015
20 BOYLSTON STREET, BROOKLINE
KENWOOD INVESTMENTS, LLC

Petitioner, Kenwood Investments, LLC (“Petitioner” and/or “Applicant”), applied to the Building Commissioner for permission to construct a 14 residential unit and one commercial unit mixed use building with above ground and underground parking. The application was denied and an appeal was taken to this Board.

The Board administratively determined that the properties affected were those shown on a schedule certified by the Board of Assessors of the Town of Brookline and fixed May 3, 2018 at 7:00 p.m. in the Selectmen's Hearing Room as the date, time and place of a hearing for the appeal. Notice of the hearing was mailed to the Petitioner, to their attorney of record, to the owners of the properties deemed by the Board to be affected as they appeared on the most recent local tax list, to the Planning Board and to all others required by law. Notice of the hearing was published on April 19, 2018 and April 26, 2018 in the Brookline Tab, a newspaper published in Brookline. A copy of said notice is as follows:

Notice of Hearing

Pursuant to M.G.L., C. 40A, the Board of Appeals will conduct a public hearing at Town Hall, 333 Washington Street, Brookline, on a proposal at:

20 BOYLSTON STREET, BROOKLINE, MA 02445 - New construction, four story with parking basement, Mixed-use building - retail on ground floor and residential on the top three floors. in a(n) G-2.0 GENERAL BUSINESS on 05/03/2018 at 7:00PM in the 6th Floor Select Board's Hearing Room (Petitioner/Owner: Gary Hendren) Precinct 5

The Board of Appeals will consider variances and/or special permits from the following sections of the Zoning By-Law, and any additional zoning relief the Board deems necessary:

§4.08 - AFFORDABLE HOUSING REQUIREMENTS

§5.09.2.A – DESIGN REVIEW

§5.09.2.D – DESIGN REVIEW

§6.04.5.D – DESIGN OF ALL OFF-STREET PARKING FACILITIES

Any additional relief the Board may find necessary.

Hearings may be continued by the Chair to a date/time certain, with no further notice to abutters or in the TAB. Questions about hearing schedules may be directed to the Planning and Community Development Department at 617-730-2130, or by checking the Town meeting calendar at: www.brooklinema.gov.

The Town of Brookline does not discriminate in its programs or activities on the basis of disability or handicap or any other characteristic protected under applicable federal, state or local law. Individuals who are in need of auxiliary aids for effective communication in Town programs or activities may make their needs known by contacting the Town's ADA Compliance Officer. Assistive Listening Devices are available at the Public Safety Building for public use at Town of Brookline meetings and events. Those who need effective communication services should dial 711 and ask the operator to dial the Town's ADA Compliance Officer.

If you have any questions regarding this Notice or the Assistive Listening Device, please contact Caitlin Haynes at 617-730-2345 or at chaynes@brooklinema.gov.

*Jesse Geller, Chair
Christopher Hussey
Mark G. Zuroff*

At the time and place specified in the notice, this Board held a public hearing. Present at the hearing was Acting Chairman Mark G. Zuroff, and Board Members Christopher Hussey and Randolph Meiklejohn. The case was presented by Attorney for the Petitioners, Cameron S. Merrill, Merrill & McGeary, 100 State Street, Suite 200, Boston, MA 02109. Attorney Merrill waived a reading of the public notice.

Attorney Merrill introduced the Petitioner's architect, Gary Hendren, of Hendren Associates who presented the project via slide show presentation. Mr. Hendren indicated the proposal was for a mixed use building with 14 unit residential units and one commercial unit. He described the neighborhood and three of its noteworthy neighboring properties and abutting streets. He went on to explain the inspiration for the building, the materials and the architectural characteristics.

Mr. Hendren stated that no dimensional relief was required and the property has three front yards and a rear yard. He explained that the building was scaled back from allowable setback of zero to incorporate large sidewalks for greater pedestrian access at the request of the Design Advisory Team ("DAT"). He also described how the project would be landscaped in harmony with the expected "Gateway East" project in conjunction with the Town and the State. Mr. Hendren described the landscaping plan which will be further developed in conjunction with the Gateway East plan specifications once provided, however the intent is to plant street trees along the Boylston Street, High Street and Walnut Street frontages. Mr. Hendren noted that the Petitioner was expanding the sidewalk onto their own property for greater pedestrian access.

Mr. Hendren then described the parking facilities and explained that there would also be significant storage space for bicycles, with no relief required from the Zoning Bylaw. He presented the final floor plans and renderings, including the façade options chosen by the Planning Board. Mr. Hendren noted that the Walnut Street façade was scaled down throughout the DAT process.

Attorney Merrill then presented the Petitioner's project and argued in favor of the granting of the Special Permit. He indicated that the first submission to the Town was in August, 2017 at which time it was determined the project was a "Major Impact" project. Attorney Merrill then explained that an abutters' meeting was held and the primary concerns of the neighbors at that meeting were pedestrian walkways and landscaping. He noted that based on the input from the neighbors, the building was pulled

back from the lot line and the sidewalks were increased. Attorney Merrill explained that the Preservation Commission and the Economic Development Advisory Board also reviewed the preliminary submission and both provided generally supportive comments with the request that the applicant be mindful of certain aspects of the project throughout its planning process. Attorney Merrill stated that a DAT was appointed by the Planning Board and commended the members on their hard work and dedication through the process.

Attorney Merrill confirmed the Petitioner would work closely with the Town and State through the Gateway East project.

Attorney Merrill explained that the only required relief was a Special Permit for Design Review and a special permit to ensure compliance with the Affordable Housing requirements, of which the Petitioner elected to make a cash contribution to satisfy the latter requirement.

Attorney Merrill then argued that the criteria for Design Review had been met throughout a very involved neighborhood and DAT review process. Attorney Merrill reviewed with the Board the criteria of **Section 5.09** Design Review and explained how the project met the criteria for a special permit.

Attorney Merrill indicated the proposal meets the requirements for a special permit under **Section 9.05** of the Zoning Bylaw arguing the following: (1) the specific site is an appropriate location for such use because the proposed building is in a mixed use neighborhood with a mix of densities and uses. Several of the closest properties have a wide variety of uses, from a mixed use residential/drycleaner and barber, to residential, to Medical Marijuana Dispensary to fire station. The building will be approximately 40 feet away from the direct abutter on Boylston Street which is a residential building, where the minimum setback is 17 feet; (2) the use will not adversely affect the neighborhood because the Petitioner has responded favorably to comments from the interested neighbors, the revised proposal requires no dimensional or parking relief, and there will be a significant

landscaping benefit the neighborhood and pedestrian access to the site; (3) there will be no nuisance or serious hazard to vehicles or pedestrians because the more dangerous curb cut closest to the High Street and Boylston Street intersection is being removed; the garage door is set back significantly from the front lot line and towards the inside rear of the building, and will not interfere with foot traffic; all motor vehicle access is off of Boylston Street so as to not interfere with traffic conditions on Walnut Street; (4) adequate and appropriate facilities will be provided for the proper operation and proposed use; and (5) the Petitioner worked with the Town of Brookline Housing Division and will provide a payment to the Affordable Housing Trust Fund to fulfill the affordable housing requirements of the Zoning Bylaw. Attorney Merrill also described the significant effort of the Petitioners to meet the requests of the neighborhood and DAT by significantly landscaping the property and expanding the sidewalks beyond what is required by the Zoning Bylaw, which are counterbalancing amenities.

Acting Chairman Zuroff asked if there was adequate room for deliveries and drop offs. Mr. Hendren indicated there was adequate space for a UPS truck or garbage truck, but not for a full sized moving truck.

Acting Chairman Zuroff also inquired if there was foresight in the design to accommodate different commercial uses in the future, even though the intended use was a for a development show room. He also asked if there was any desire expressed to limit the uses during the DAT and Planning Board process. Mr. Hendren responded that there were exhaust shafts in the design which would allow for a commercial restaurant use in the future and that the Planning Board did not seek to restrict the uses on the site.

Acting Chairman Zuroff asked if a traffic study was conducted. Attorney Merrill informed him that after meeting with the Transportation Director it was determined a traffic study was not required, however an Access Plan was submitted. He noted that the Planning Board did not require a traffic study.

Acting Chairman Zuroff then asked if there were any design features to assist in reducing the sound which may emanate from the building. Mr. Hendren responded that the mechanicals would be buffered by acoustic screens on the roof, the trash room will be behind doors at the inner most portion of the lot and all access will be off of Boylston Street. He also explained that there will be significant landscaping on the patio and roof decks to screen and buffer noise. Acting Chairman Zuroff asked what impact there will be on the privacy of abutters from the roof decks. Mr. Hendren explained that the neighbors across the street on Walnut Street are at a higher elevation when they are on their own roof decks and there will be landscaping to prevent diminished privacy as well.

Board Member Hussey asked about whether the head house would be a different material than shown on the slide show presentation, to clarify a note he saw in the Planning Board report. Mr. Hendren responded that the material of the head house will be a metallic panel, not brick, to reduce the weight visually.

Board Member Hussey then commented that the Planning Board received many versions of façade design to pick up pieces of the neighboring buildings and commented that there was significant neighborhood input. He then expressed his opinion on contextualization.

Board Member Meiklejohn, then asked about the acoustic panel construction. Mr. Hendren explained that it was a five foot tall perforated metal screening with insulation that was specifically designed for this purpose.

Board Member Meiklejohn then asked whether the grade at Walnut Street and the required retaining wall would be adequately designed to prevent impact to the foundation wall on the neighboring property. Mr. Hendren responded that borings were taken and there is surprisingly good soil and gravel in the location. He also explained that a "Geotech" Engineer would be retained to design the wall.

Acting Chairman Zuroff asked for confirmation there was no environmental hazards on site, which Mr. Hendren confirmed there was no hazard.

The power point presentation was then entered into the record.

Board Member Meiklejohn commented that the expanded sidewalk widths is a great benefit to the community.

Acting Chairman Zuroff asked for comments in favor of the proposal.

Hugh Mattison, Brookline Resident and Town Meeting Member Precinct 5, spoke in favor of the proposal. Mr. Mattison indicated he had been to several of the design meetings and has been active in the Gateway East project. He does not believe the flexipave material is the best choice for the planting strips. He asked that the Petitioner landscape the property based on his proposed amendments to the Gateway East project which will contain a continuous landscaping strip and tree-lined streetscape. Mr. Mattison asked the landscape plan be approved by the Planning Director and the Director of Open Space. Deputy Commissioner of the Building Department Michael Yanovitch indicated that the Tree Planting Committee had oversight of the street trees and therefore the review of the Director of Open Space is not necessary.

Next, neighborhood representative DAT member Wendy Machmuller, rose to speak in support of the proposal. Ms. Machmuller stated that she has a vested interest in this property because she walks past it numerous times a day. She specifically applauded the Petitioner, architects and its counsel for their efforts in working with the community and responding in kind. She said she is personally pleased with the progress and overall resolution of the design. She highlighted her appreciation for the Petitioner including the expanded sidewalks and landscaping, but stated she understands the State and various other parties will have a say in the extent of the scope that is ultimately included in the project.

Acting Chairman Zuroff asked for comments in opposition to the proposal. There was no comment in opposition to the project.

Acting Chairman Zuroff called upon Planner Ashley Clark to deliver the Planning Board report.

Ms. Clark stated that the Planning Board is excited and supportive of this proposal and made the below findings part of the record.

FINDINGS:

Dimensional Requirements	Required/ Allowed	Proposed	Relief
FAR	2.0	1.98	Complies
Height	45 feet	45 feet	Complies
Front Setback	none	0 – 10.3 feet	Complies
Rear Setback	$10+L/10 = 16.7$	39.7 feet	Complies

Section 4.08: Affordable Housing Requirements

A special permit is required for all residential developments of six or more dwelling units. A cash payment is allowed if a project is under 16 units. In this case, the applicant is proposing a cash payment in lieu of affordable units.

Section 5.09.2.a and d: Design Review

4. Community and Environmental Impact and Design Standards

Multiple dwellings with four or more units as well as all buildings on Boylston Street require a special permit subject to the design review standards listed under *Section 5.09.4(a-1)*. The relevant sections of the design review standards are described below:

a. Preservation of Trees and Landscape:

The lot contains approximately 9 mature trees and several smaller trees and shrubs. Several are in distress or have died. All of these trees will be removed during construction; however, appropriate and complementary landscaping will be replaced after the construction and further developed through the public hearing process. The applicant met with the Town’s Arborist to discuss the proposal. The applicant will maintain communication with the Arborist throughout the project and appear before the Tree Planning Committee for approval of all public shade trees. The final landscaped lot will be more in harmony with the landscaping of other lots in the neighborhood than the current site. The applicant will plant street shade trees along Boylston Street (with DOT approval), Walnut Street and High Street. There will be smaller pockets of shrubbery and plantings as well. The Walnut Street plaza and the roof decks will be professionally landscaped. Soil removal and grading will be required for construction of

the lower level parking garage, however the grade at Boylston Street, High Street and Walnut Street will remain the same.

b. Relation of Buildings to Environment:

The Building is designed to complement the natural features of the lot and relate harmoniously with the neighboring properties. Specifically, the abutting buildings along High Street and Walnut Street are large brick buildings as well as the Brookline Fire Station across High Street. The Building will be approximately the same height as the closest abutter on Boylston Street.

The proposed building is also down gradient to the existing abutting buildings. The primary shadow impact will be into the intersection of Boylston Street and High Street.

c. Relation of Buildings to the Form of the Streetscape and Neighborhood:

The proposal is a 4-story mixed use building incorporating traditional brick and stone materials and details. There will be some metal accent features. The roof is landscaped. The proposed building sits at the intersection of Boylston Street and High Street and will "anchor" the intersection. The Building will be within the zoning setback requirements and comply with all dimensional zoning regulations. The existing curb cut which is farthest from the High Street intersection will be utilized for access to the property and the curb cut closest to the intersection is intended to be closed. The Building will be situated on the High Street side of the lot and have an intersection facing orientation, which is similar to the old "Brookline Bank" building across Boylston Street. The setbacks will be greater than several of the other properties in the neighborhood.

This proposal is less than the 2 maximum FAR allowed in the zoning district which is in harmony with the neighborhood. At the request of the neighborhood during the Design Review process, the building has been setback from the property line an additional 3 feet along High Street and 4 feet along Boylston Street beyond the zoning requirements to allow for street trees and provide wider sidewalks.

d. Open Space:

The proposal complies with open space requirements and landscaping features will be properly maintained. The proposal provides more open space than is required by the Zoning Bylaw and a large common raised plaza will be constructed to allow for outdoor gatherings for the residents.

e. Circulation:

The proposal will have no adverse impact on vehicular, bicycle or pedestrian circulation and provides for adequate interior circulation for use of the garage.

f. Stormwater Drainage:

The Applicant has and will continue to work with the Building and Engineering Departments to ensure adequate storm water management is provided.

g. Utility Service:

The Applicant has and will continue to work with the Building and Engineering Departments to ensure adequate utility services are provided.

j. Safety and Security:

Adequate measures will be implemented to ensure the safety and security of the Building.

k. Heritage:

The current structure is a one level, box style Dunkin Donuts. The applicant designed the Building in an effort to ensure there will be no removal or disruption of historic, traditional or significant uses or structures on the site or adjacent properties. The Building is intended to respect the commercial nature of the neighborhood on Boylston Street, but also the residential nature of High Street and Walnut Street.

l. Microclimate:

The Building will have no significant adverse effects on the microclimate. The proposed building design has a reduced heat island effect as less dark pavement will be present and the roof area is landscaped or decked.

m. Energy Efficiency:

The proposed construction will make use of all stretch code compliant building materials and in many instances exceed the recommended energy efficiency guidelines.

Ms. Clark went on to state that the staff worked closely with the Applicant to revise and refine the plans as a part of the DAT process and is happy with the evolution of the proposal that was shaped by input from staff, the DAT and members of the public. She stated that the Planning Board's report further states that at the Applicant's third appearance before the Planning Board the architect provided the Planning Board with multiple options for the façade details for the large corner element as well as two alternatives for the Walnut Street façade. She noted that the Planning Board agreed that it preferred the sixth option which shows a three-story cast stone corner element, a strong cornice at the third floor and a rectangular brick back on the Boylston Street façade.

Ms. Clark stated that the Planning Board also supported the changes along Walnut Street which includes cast stone that extends over and around the residential entrance but would like to see the proposed fence built using brick. She noted that the site landscaping was thoroughly discussed and the Board members agreed that they would like to see a continuous planting strip along Boylston Street and the applicant will confer with Mass DOT and the Tree Warden regarding the landscaping plan. Ms. Clark stated that overall, the Planning Board is enthusiastic about this new prominent building and the Petitioner will return to the Planning Board with mockup and building materials on site.

Therefore, Ms. Clark stated, the Planning Board recommended approval of the site plan by Elliot Paturzo dated 2/8/2018 and architectural plans prepared by Hendren Associates, dated 4/19/18, 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 materials indicated, subject to the review and approval of the Planning Board.
- 2) Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to the review and approval of the Planning Board and the Tree Planting Committee.
- 3) In accordance with Section 4.08 of the Zoning By-law and guidelines regarding "Cash Payments in Lieu of Affordable Units," approved October 30, 2014, 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 upon the sale of each unit:

A sum equal to 9.00% of the adjusted sales price of the unit (actual sales price, including the cost of all parking, less an exemption deduction of \$125,000) shall be deducted from the net proceeds due the seller for each of the fourteen units at 20 Boylston Street, and provided to the Town 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.

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

Director of Planning & Community Development
333 Washington Street – 3rd floor
Brookline, MA 02445

If any condominium unit(s) is/are rented by the owner instead of sold, the cash payments relative to the units being rented shall be immediately due and payable, unless, upon a 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 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.

- 4) Prior to the issuance of a building permit, the applicant shall submit a construction management plan, subject to the review and approval of the Building Commissioner, with a copy to the Planning Department.
- 5) Prior to the issuance of a building permit, the applicant shall submit engineering plans related to the Gateway East Improvements to the Director of Transportation and Engineering for review and approval detailing the improvements connected with the Gateway East project, including but not limited to, granite curbs and sidewalks to the building face, tree pits and trees, curb cuts and driveways, traffic signal conduits (to be left empty), hand holes in sidewalks, block outs for future traffic signal equipment, precast traffic signal foundations and the relocation of the existing stormwater catch basins (the "Gateway East Improvements"). The applicant shall grant a temporary easement, shown as Parcel No. TE-3 (1,125 ± S.F.) (the "Temporary Easement") as shown on a plan entitled "Massachusetts Department of Transportation Highway Division Plan and Profile of Washington Street (Route 9) and Walnut Street in the Town of Brookline Norfolk County," prepared by VHB, revised through October 16, 2017, as may be amended and shall execute a certificate of donation waiving its right to compensation for the Temporary Easement. In the event the applicant does not construct, or does not satisfactorily complete, the Gateway East Improvements at such time as the contractor for the Gateway East project retained by the Massachusetts Department of Transportation intends to construct the Gateway East Improvements, the Town, its successors and/or assigns, including, but not limited to, the Massachusetts Department of Transportation and its contractor, shall construct and/or complete the Gateway East Improvements. The applicant shall further grant permanent sidewalk easement(s) between the building face and the property line to the Town and/or the Commonwealth of Massachusetts, proximate to their respective interests in the right of way abutting the Applicant's property as will be further clarified and mutually agreeable to Town and the Petitioner and their counsel. The applicant and the Town shall memorialize their respective rights and obligations as stated herein in a memorandum of understanding or other agreement, in a form satisfactory to the applicant, the Town, and their counsel and the Massachusetts Department of Transportation.
- 6) Prior to the issuance of a building permit, all newly proposed utility connections shall be reviewed by the Director of Engineering and Transportation.
- 7) Prior to 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 building elevations and floor plans

stamped and signed by a registered architect; and 3) evidence the decision has been recorded at the Registry of Deeds.

Acting Chairman Zuroff called upon Michael Yanovitch, the Deputy Building Commissioner to deliver the opinion of the Building Department.

Mr. Yanovitch stated that the Building Department has no objection to this request and that the proposal requires minimal relief and no dimensional relief is required. He stated that no opposition is indicative of the significant vetting of the project prior to the ZBA hearing. In response to a question posed by Acting Chairman Zuroff, Mr. Yanovitch explained that because the property is in a G2.0 district, a restaurant use of approximately 60 seats could likely be operated without need for additional parking. He further stated that if the Board finds the proposal meets the requirements for the grant of the special permits, the Building Department will work with the petitioner to ensure compliance with any conditions as well as the Massachusetts State Building Code.

The Zoning Board of Appeals, having heard all the testimony, deliberated on the merits of the application. Board Member Meiklejohn stated he is satisfied and voted in favor of granting the special permits. Acting Chairman Zuroff commented that it was a very well presented and vetted project, the DAT had obviously done its job and the neighborhood had input and it was addressed and he voted in support of granting the special permits. Board Member Hussey agreed that the proposal was appropriate and should be granted the special permits required. The Board then determined, by unanimous vote that the requirements for a special permit from Sections 4.08, 5.09.2.d and 9.05 of the Zoning By-Law. The Board therefore made the following findings pursuant to said Section 9.05:

- a. The specific site is an appropriate location for such a use, structure, or condition.
- b. The use as developed will not adversely affect the neighborhood.
- c. There will be no nuisance or serious hazard to vehicles or pedestrians.

- d. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
- e. Development will not have any effect on the supply of housing available for low and moderate income people.

Accordingly, the Board voted unanimously to grant the requested relief subject to the following conditions:

Approval of the site plan by Elliot Paturzo dated 2/8/2018 and architectural plans prepared by Hendren Associates, dated 4/19/18, 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 materials indicated, subject to the review and approval of the Planning Board.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscaping plan, subject to the review and approval of the Planning Board and the Tree Planting Committee.
3. In accordance with Section 4.08 of the Zoning By-law and guidelines regarding "Cash Payments in Lieu of Affordable Units," approved October 30, 2014, 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 upon the sale of each unit:

A sum equal to 9.00% of the adjusted sales price of the unit (actual sales price, including the cost of all parking, less an exemption deduction of \$125,000) shall be deducted from the net proceeds due the seller for each of the fourteen units at 20 Boylston Street, and provided to the Town 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.

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

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Prior to 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.

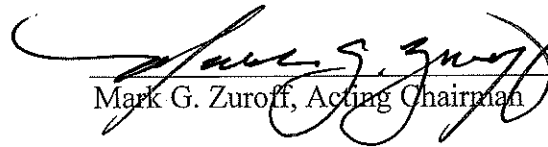
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6. Prior to the issuance of a building permit, all newly proposed utility connections shall be reviewed by the Director of Engineering and Transportation.
7. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner 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 building elevations and

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Unanimous Decision of
The Board of Appeals

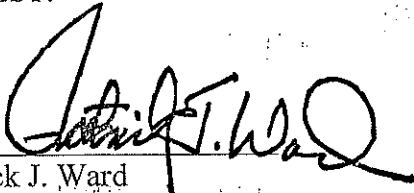
Filing Date: 5/11/2018


Mark G. Zuroff, Acting Chairman

2018 MAY 11 AM 11:13

RECEIVED
TOWN OF BROOKLINE
TOWN CLERK

A True Copy
ATTEST:



Patrick J. Ward
Clerk, Board of Appeals