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Volume V  
Pages 1-11

Brookline Zoning Board of Appeals Hearing  
1180 Boylston Street Comprehensive Permit Application  
Chestnut Hill Investments, LLC  
September 19, 2016, at 7:00 p.m.  
Brookline Town Hall  
333 Washington Street, 6th Floor  
Brookline, Massachusetts 02445

Reporter: Kristen C. Krakofsky

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APPEARANCES

Board Members:

Johanna Schneider, Chair

Jonathan Book

Mark Zuroff

Steven Chiumenti

Town Staff:

Alison Steinfeld, Planning Director

Maria Morelli, Senior Planner

Applicant:

Raj Dhanda, Chestnut Hill Investments, LLC

Rachna Balakrishna, Chestnut Hill Investments, LLC

Bob Engler, President, SEB, LLC

1 PROCEEDINGS:

2 MS. SCHNEIDER: Okay. It's 7:00, so we're  
3 going to call this well-attended meeting to order.

4 Since the last time we met, we have had peer  
5 review reports produced by our traffic peer reviewer  
6 and our parking peer reviewer, and we are going to be  
7 providing the applicant with additional time to review  
8 those reports, so we're not going to be hearing a  
9 presentation tonight.

10 At our next hearing, which is going to be  
11 October 17th, we will have a presentation by our  
12 traffic and parking peer reviewer. We will also have a  
13 presentation by the director of engineering and  
14 transportation relating to stormwater. And finally,  
15 also on October 17th we will have a presentation by our  
16 environmental peer reviewer.

17 The applicant has provided a one-month  
18 extension of the 180-day deadline until January 5,  
19 2017.

20 Maria, would you like to provide any further  
21 updates for us?

22 MS. MORELLI: Very briefly.

23 MS. SCHNEIDER: Okay. Thank you.

24 MS. MORELLI: Maria Morelli, planning

1 department.

2           The ZBA's charge was provided to the developer  
3 on August 9th, and these instructions were focused on  
4 only site and building design. They were primarily  
5 based on a technical analysis provided by Cliff  
6 Boehmer, architect, and comments from the community.

7           I won't repeat that charge now, but I will  
8 tell you that we did have two staff meetings with the  
9 project team and various departments, and those were  
10 held on August 25th and September 8th, and the project  
11 team was very responsive. Mr. Boehmer did have just  
12 some issues that are ongoing regarding the relationship  
13 of the massing to the six-family development to the  
14 left on Boylston; the height of the ground-level floor;  
15 the ceiling height; the ceiling height overall;  
16 parking, how that actually functions; a trash plan; and  
17 other amenities.

18           I also understand from the project team that  
19 they did reach out to the abutters at the six-family  
20 development. They have given you a summary of that  
21 meeting, and there was an initial response from one of  
22 the occupants of that unit, and they'll also be  
23 following up with additional comments.

24           Any questions?

1 MS. SCHNEIDER: Thank you, Maria.

2 So as I mentioned, we do have comment letters  
3 in from our transportation and parking peer reviewers,  
4 and we would like to request that some follow-up  
5 information be provided by the applicant in response to  
6 some of those comments. I'm just going to very quickly  
7 read through the list -- and we can also make the list  
8 available in hard copy -- directly from their memo, so  
9 I don't think there's anything additional. There's no  
10 surprises if you've had a chance to even skim those  
11 reports.

12 The first set of requests are based on  
13 Mr. Fitzgerald's report dated 9/16/2016. The first  
14 thing has to do with the existing traffic volumes. He  
15 notes that there's a table, Table 1, which references  
16 the 2014 daily traffic volume along Boylston Street but  
17 that the count data was not provided for verification.  
18 We ask that that information please be provided. We  
19 would also like to see documentation as to whether the  
20 traffic counts were provided before or after the  
21 service station was closed.

22 With respect to intersection safety,  
23 Mr. Fitzgerald's letter notes that there seems to be  
24 some sort of information discrepancy between MassDOT

1 numbers and Brookline Police Department numbers, and  
2 we'd ask that you take a look at the accident data from  
3 the Brookline Police Department as well and incorporate  
4 that into your analysis.

5           As to projected traffic volumes, we would  
6 request that the applicant confirm the size of the  
7 retail component of the project. There seems to be  
8 some discrepancy as to whether it's 7,000 square feet  
9 or 7,900 square feet, and we would ask that you base  
10 your analysis of retail traffic and retail trip  
11 generation accordingly.

12           There was also a comment in Mr. Fitzgerald's  
13 memo having to do with the size -- this size of retail  
14 component for a project and there being some difficulty  
15 with the land-use codes. We would request that the  
16 applicant take a look at the trip generation for the  
17 retail using either local data or a different land use  
18 code, and there's more detail in his memo about that.

19           Mr. Fitzgerald also noted that there were --  
20 in Table 3 of your traffic study, there were reductions  
21 for walking and transit. They were assumed based on  
22 traffic analysis Zone 752 data obtained from  
23 planning -- transportation and planning staff, but the  
24 information was not provided for confirmation. Please

1 provide that information.

2 I think one of the more significant comments  
3 in his report is that we did not see any trip  
4 generation numbers for the Saturday mid-day peak hours,  
5 and we would like you to provide that as well.

6 And the last thing from the Fitzgerald letter  
7 has to do with sight distance. He noted that there was  
8 not speed data provided for Boylston Street. We would  
9 like to see that as well.

10 We also had a review done by Walker Parking  
11 Consultants. That report is also dated 9/16/2016.  
12 They raised a number of issues and, you know, generally  
13 speaking, I'd ask you all to take a close look at what  
14 they have to say and respond to their -- the issues  
15 raised in the Walker Parking letter.

16 Specifically, we would request that you  
17 perform the recommended review of peak-hour parking  
18 activity. We don't know whether this peer review is  
19 going to result in any design changes to your parking  
20 configuration. If design changes are going to be made,  
21 we request that you provide a detailed timing analysis  
22 of valet operations to demonstrate adequacy. If there  
23 are not going to be changes, we would request a  
24 detailed timing analysis based on current plans.

1           We're also asking that you please provide data  
2 as to how many cars a valet can handle based on full  
3 capacity in the proposed garage and peak-hour  
4 conditions under the current design or any modified  
5 design should you decide to make any changes.

6           We would request that you provide some clarity  
7 as to the type of retail you're contemplating in the  
8 retail space of the project and how that will impact  
9 volume in the garage. And we'd like to perhaps see you  
10 include some different scenarios for different possible  
11 commercial uses: if it's a restaurant, an office, a  
12 furniture store, a cafe, etc.

13           We would also ask that you update the traffic  
14 report to address weekend peak hours accounting for  
15 both retail and residential activity.

16           There was a question as to how you plan to  
17 control residential demand if the number of spaces in  
18 the project proves to be insufficient. If you could  
19 please address that.

20           If you could also show where bike parking or  
21 bike storage for the residents and also for retail  
22 customers is going to be provided, that would be  
23 helpful.

24           And there was also a comment in the Walker



1 Parking letter with respect to accessibility under the  
2 Massachusetts accessibility regulations and also  
3 accommodations for disabled residents and also disabled  
4 retail customers. We would request information as to  
5 how you intend to comply with the regulations and how  
6 you envision the disabled residents and retail  
7 customers navigating through the project. So just a  
8 couple things.

9           If at all possible, could you agree to submit  
10 this information and any other supplemental traffic and  
11 parking information to the town by September 30th?

12           MR. BOB ENGLER: We can't do the traffic  
13 counts that fast, but we can respond to some of the  
14 comments by that time. The traffic counts on Saturday  
15 and everything, setting that up, that's a two- to  
16 three-week job. So we will turn that in as soon as  
17 it's done, probably after that, in early October, but  
18 well before the next hearing. But some of the comments  
19 and responses for these two studies, we'll certainly  
20 get in -- get in by the 30th, but we should be able to.

21           MS. SCHNEIDER: Okay.

22           Maria and Alison, will that leave our folks  
23 enough time to take a look at the stuff?

24           MS. MORELLI: What we'll do is we will

1 coordinate that schedule, talk to Jim Fitzgerald, and  
2 see if he has adequate time. Obviously, we want to  
3 give the applicant enough time to respond, so we will  
4 do a schedule.

5 MS. SCHNEIDER: Okay. All right, great.  
6 Thank you.

7 Are there any other comments from the board  
8 members as to traffic, parking, or anything else?

9 (No audible response.)

10 MS. BALAKRISHNA: Can we get a copy of the  
11 list you just read from?

12 MS. SCHNEIDER: Yes.

13 MS. MORELLI: I'll prepare that for you.

14 MS. SCHNEIDER: So with that, we are going to  
15 continue this hearing to October 17th at 7:00 p.m.  
16 Thank you.

17 (Proceedings adjourned at 7:11 p.m.)

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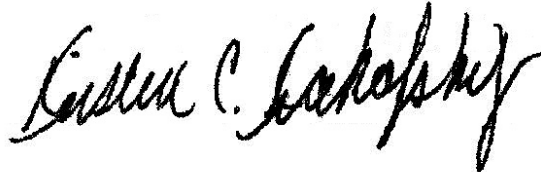
1 I, Kristen C. Krakofsky, court reporter and  
2 notary public in and for the Commonwealth of  
3 Massachusetts, certify:

4 That the foregoing proceedings were taken  
5 before me at the time and place herein set forth and  
6 that the foregoing is a true and correct transcript  
7 of my shorthand notes so taken.

8 I further certify that I am not a relative  
9 or employee of any of the parties, nor am I  
10 financially interested in the action.

11 I declare under penalty of perjury that the  
12 foregoing is true and correct.

13 Dated this 29th day of September, 2016.

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Kristen Krakofsky, Notary Public  
17 My commission expires November 3, 2017.

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<hr/> <p style="text-align: center;"><b>1</b></p> <hr/> <p><b>1</b> 5:15</p> <p><b>17th</b> 3:11,15 10:15</p> <p><b>180-day</b> 3:18</p> <hr/> <p style="text-align: center;"><b>2</b></p> <hr/> <p><b>2014</b> 5:16</p> <p><b>2017</b> 3:19</p> <p><b>25th</b> 4:10</p> <hr/> <p style="text-align: center;"><b>3</b></p> <hr/> <p><b>3</b> 6:20</p> <p><b>30th</b> 9:11,20</p> <hr/> <p style="text-align: center;"><b>5</b></p> <hr/> <p><b>5</b> 3:18</p> <hr/> <p style="text-align: center;"><b>7</b></p> <hr/> <p><b>7,000</b> 6:8</p> <p><b>7,900</b> 6:9</p> <p><b>752</b> 6:22</p> <p><b>7:00</b> 3:2 10:15</p> <p><b>7:11</b> 10:17</p> <hr/> <p style="text-align: center;"><b>8</b></p> <hr/> <p><b>8th</b></p>	<p>4:10</p> <hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p><b>9/16/2016</b> 5:13 7:11</p> <p><b>9th</b> 4:3</p> <hr/> <p style="text-align: center;"><b>A</b></p> <hr/> <p><b>able</b> 9:20</p> <p><b>abutters</b> 4:19</p> <p><b>accessibility</b> 9:1,2</p> <p><b>accident</b> 6:2</p> <p><b>accommodations</b> 9:3</p> <p><b>accounting</b> 8:14</p> <p><b>activity</b> 7:18 8:15</p> <p><b>additional</b> 3:7 4:23 5:9</p> <p><b>address</b> 8:14,19</p> <p><b>adequacy</b> 7:22</p> <p><b>adequate</b> 10:2</p> <p><b>adjourned</b> 10:17</p> <p><b>agree</b> 9:9</p> <p><b>Alison</b> 9:22</p> <p><b>amenities</b> 4:17</p> <p><b>analysis</b> 4:5 6:4,10,22 7:21,24</p> <p><b>applicant</b> 3:7,17 5:5 6:6,16 10:3</p>	<p><b>architect</b> 4:6</p> <p><b>asking</b> 8:1</p> <p><b>assumed</b> 6:21</p> <p><b>audible</b> 10:9</p> <p><b>August</b> 4:3,10</p> <p><b>available</b> 5:8</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p><b>BALAKRISHNA</b> 10:10</p> <p><b>base</b> 6:9</p> <p><b>based</b> 4:5 5:12 6:21 7:24 8:2</p> <p><b>bike</b> 8:20,21</p> <p><b>board</b> 10:7</p> <p><b>BOB</b> 9:12</p> <p><b>Boehmer</b> 4:6,11</p> <p><b>Boylston</b> 4:14 5:16 7:8</p> <p><b>briefly</b> 3:22</p> <p><b>Brookline</b> 6:1,3</p> <p><b>building</b> 4:4</p> <hr/> <p style="text-align: center;"><b>C</b></p> <hr/> <p><b>cafe</b> 8:12</p> <p><b>call</b> 3:3</p>	<p><b>can't</b> 9:12</p> <p><b>capacity</b> 8:3</p> <p><b>cars</b> 8:2</p> <p><b>ceiling</b> 4:15</p> <p><b>certainly</b> 9:19</p> <p><b>chance</b> 5:10</p> <p><b>changes</b> 7:19,20,23 8:5</p> <p><b>charge</b> 4:2,7</p> <p><b>clarity</b> 8:6</p> <p><b>Cliff</b> 4:5</p> <p><b>close</b> 7:13</p> <p><b>closed</b> 5:21</p> <p><b>code</b> 6:18</p> <p><b>codes</b> 6:15</p> <p><b>comment</b> 5:2 6:12 8:24</p> <p><b>comments</b> 4:6,23 5:6 7:2 9:14,18 10:7</p> <p><b>commercial</b> 8:11</p> <p><b>community</b> 4:6</p> <p><b>comply</b> 9:5</p> <p><b>component</b> 6:7,14</p> <p><b>conditions</b> 8:4</p> <p><b>configuration</b></p>
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