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Volume I
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Brookline Zoning Board of Appeals Hearing
111 Cypress Street Comprehensive Permit Application
107-111 Cypress Street Realty Trust
December 20, 2016, at 7:00 p.m.
Brookline Town Hall
333 Washington Street, Room 111
Brookline, Massachusetts 02445

Reporter: Kristen C. Krakofsky

1 APPEARANCES

2 Board Members:

3 Mark Zuroff, Chairman

4 Johanna Schneider

5 Jonathan Book

6 Kate Poverman

7

8 Town Staff:

9 Alison Steinfeld, Planning Director

10 Maria Morelli, Senior Planner

11 Karen Martin, Planner

12

13 Neil Wishinsky, Chairman, Board of Selectmen

14

15 40B Consultant:

16 Judi Barrett, Director of Municipal Services,

17 RKG Associates, Inc.

18

19 Applicant:

20 Randal D. Lilly, Senior Vice President,

21 The Aspen Group

22 Ed Marchant, Principal EHM

23 Joseph Penney, Vice President of Development,

24 DiPrete Engineering

1 Hans Strauch, AIA, LEED, AP, Principal,

2 HDS Architecture

3 Paul Haverty, Esquire, Blatman, Bobrowski, Mead &

4 Talerman, LLC

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6 Members of the Public:

7 Fred Pinches

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1 PROCEEDINGS:

2 7:25 p.m.

3 MR. ZUROFF: All right. Good evening,
4 ladies and gentlemen. I'm calling to order this
5 meeting concerning the 40B application of 111 Cypress
6 Street. I am Mark Zuroff. I am sitting as chair on
7 this proceeding. To my right is Johanna Schneider,
8 to her right is Jonathan Book, and to his right is
9 Kate Poverman. The first three of us are the sitting
10 members of the board. Kate is the alternate. So we
11 will be sitting throughout this hearing.

12 Tonight's hearing is just to commence this
13 proceeding. Under 40B, we have a limited time to go
14 through this project evaluation, and I will --
15 tonight is only for the presentation of the applicant
16 to tell us what it's all about.

17 But to start off, I'm going to ask for
18 Alison to give us an overview of the town's position,
19 to start off.

20 MS. STEINFELD: Okay. Thank you,
21 Mr. Chairman.

22 Alison Steinfeld, planning director. My
23 comments are basically directed to you tonight, since
24 unfortunately, our ZBA members know the 40B process

1 all too well. And our 40B consultant, Judi Barrett,
2 will provide you with the basic overview of 40B in
3 terms of the statute and the regulations and the
4 overall process.

5 This public hearing is subject to
6 Chapter 40B of Mass. General Laws. They have very
7 strict guidelines; they have very strict regulations.
8 This hearing must close on or before August 6, 2017,
9 unless the applicant provides us with an extension.

10 The planning department's role is to
11 provide staff support to the zoning board of appeals,
12 and we've been doing that on -- I've lost track, but
13 I think it's five hearings so far. Currently, there
14 are five active hearings -- pending hearings.

15 Our role is to serve as the ZBA's agent,
16 and in that capacity, we will arrange for technical
17 review by peer reviewers and our staff in-house and
18 various departments: police, fire, DPW, health, etc.
19 Anyone who has a role will be informed of the project
20 and encouraged and, quite honestly, required to
21 provide advice to the ZBA.

22 We are going to make sure this is a
23 transparent process, allow for extensive public input
24 throughout the public hearing process. And we

1 basically serve as a conduit between you, the public,
2 and the ZBA, and vice versa, the ZBA and you.

3 We have a very active website, and part of
4 our job is to put everything on the website, so my
5 advice to you is to continue to follow us on the
6 website. There is an actual file for 111 Cypress.
7 We post things really quite quickly, probably within
8 24 hours. We're really quite diligent.

9 And we actually have a team of planners
10 assigned to this: Maria Morelli, senior planner, and
11 Karen Martin, planner. So I encourage you to keep in
12 touch with us, specifically Karen and Maria.

13 There will be ample opportunity for you to
14 provide input directly to the board orally, but I
15 encourage you to provide your comments in writing to
16 us. The staff will immediately provide the written
17 comments to the ZBA, post them online, and make sure
18 they're part of the official record as we move
19 forward. Again, I want to remind you there's plenty
20 of opportunity for public input.

21 Tonight we're really focused on some of the
22 more administrative details. The chairman of the
23 board of selectmen will be speaking briefly on this
24 particular matter. At the appropriate time, I'm

1 going to get him down from upstairs.

2 And we're going to have Judi Barrett
3 explaining the process, and it's a complicated one.
4 And it's established by state law; it's established
5 by state regulations. And for those of you who
6 haven't participated in a 40B yet, I will tell you
7 it's a frustrating process because the town and the
8 ZBA have limited control, and Judi will expand upon
9 that. The town and the ZBA has engaged Judi through
10 the state -- through a state grant. Judi, I think,
11 probably has 40 years' experience.

12 MS. BARRETT: 30. I'm not that old.

13 MS. STEINFELD: The statute -- 40B goes
14 back to 1969, so Judi goes back 30 years, and I can
15 attest to how important her contribution has been.
16 She knows her stuff. And as much as staff and I have
17 learned about 40B and the ZBA learned about 40B, it's
18 great to have her as a resource. And she'll tell it
19 like it is. Whether we want to hear what she says or
20 not, she'll tell us.

21 So with your permission, Mr. Chairman --

22 MR. ZUROFF: I just wanted to add one
23 thing.

24 MS. STEINFELD: Sure, please.

1 MR. ZUROFF: I want to remind everybody
2 here, and for future too, that everything that is
3 said in this room is being recorded. And so each
4 time that you want to address the board, we ask that
5 you speak up because it is being recorded and
6 transcribed. And all of that transcription will
7 eventually appear on the website. We're happy to
8 hear everything that everybody has to say at the
9 appropriate time. And bear with us because this is a
10 process that we have to go through as well as the
11 public, so we do our best job. And we appreciate
12 your respect for the process, as we respect the
13 process.

14 MS. STEINFELD: If I could just add two
15 things. One is I want to acknowledge that the
16 applicant has agreed to pay for the stenographer, and
17 the town thanks them.

18 And if I may take this opportunity to thank
19 the board, the ZBA. It's been a rough few months for
20 them, and it's going to be a rough few months in the
21 future, but we thank them. It's an extraordinary
22 contribution. And particularly, I thank Kate
23 Poverman for flying out of the house to come to our
24 rescue.

1 For those of you who don't realize it,
2 ultimately three members will vote. It will be a
3 majority vote. But if one of the three members --
4 the sitting members, for whatever reason, misses a
5 public hearing, under state law that member can no
6 longer serve. So we've been having an alternate
7 available at all public hearings in case, for
8 whatever reason, one of the members misses a meeting,
9 which is why it was worth it to us to wait for Kate.
10 And again, we thank her.

11 MR. ZUROFF: Thank you, Kate.

12 All right. So without further explanation,
13 I'm going to ask Judi Barrett to talk to us about
14 40B. For those of you who don't know anything about
15 it, we've learned from her, and I'm sure you will
16 too.

17 MS. BARRETT: Some of us remember Woodstock
18 from 1969 more than the signing of Chapter 40B, which
19 happened in November.

20 So, yeah. I have some -- just a kind of
21 brief presentation here. The board has seen this
22 before. It's really just informational about
23 Chapter 40B, about how this works and what the law is
24 all about.

1 If, after this evening, you have questions
2 and you don't know where to go, there's a lot of
3 information about this law on the Internet from
4 Citizen's Housing and Planning Association, CHAPA;
5 the Massachusetts Department of Housing and Community
6 Development, which is the administrative agency for
7 Chapter 40B; MassHousing is a subsidizing agency, and
8 often -- more often than not -- the agency that
9 issues what's called a "project eligibility letter,"
10 which I will be talking about more a little bit later
11 in the presentation; and then MassHousing
12 Partnership, which provides help to communities and
13 also is a subsidizing agency and does a lot of great
14 work. So there are these sources on the Internet if
15 you have -- if you're looking for more information.

16 So I want to sort of kick off this with
17 talking to you a little bit about how the application
18 review works and some sources of assistance to the
19 community and kind of what you should be looking for
20 early on here.

21 First of all, MassHousing Partnership,
22 which I mentioned a few minutes ago, does some
23 wonderful work. MHP is a source of technical
24 assistance to boards of appeal. I happen to be here

1 as an MHP consultant. There are two members of the
2 developer's team that also do work under this
3 program, so we're all pretty conversant in the law.

4 Essentially, the way it works is that the
5 board of appeals or a planning department asks for
6 help to get through the 40B process, and MassHousing
7 Partnership will provide some assistance through us.
8 And, you know, we can ask any time. And Alison has
9 certainly been very good and very determined to make
10 sure that Brookline got the assistance that it needs
11 to work through the 40B process.

12 So the law kind of is predicated on some --
13 the notion -- I like to explain it as regional
14 mobility. And although people talk about Chapter 40B
15 as a very complicated law, I just want to point out
16 that actually the Chapter 40B we're talking about is
17 a little tiny piece of a much larger law that's the
18 regional planning statute. And I think it's
19 important to bear this in mind because what this law
20 is about is essentially saying that communities
21 everywhere need to provide a fair share of housing
22 that is affordable for low- or moderate-income
23 people, for people to have reasonable choices about
24 where they will live.

1 The basis for determining whether you've
2 met your fair share -- I'll use that kind of in
3 quotations. The most common standard is if
4 10 percent of your year-round housing stock or more
5 is available for low- or moderate-income people and
6 restricted for their occupancy, you would be said to
7 sort of comply with the statute. You would have met
8 your regional fair share. So if you're under
9 10 percent, which Brookline is, you're working toward
10 that fair share but you're not quite there yet.

11 Another way that people sometimes talk
12 about the regional fair share is regardless of the
13 percentage of units that are affordable, if
14 1.5 percent of the land in your community that is
15 zoned for residential, commercial, or industrial use
16 is occupied by low- or moderate-income housing
17 developments, you're over that 1.5 percent, then you
18 would be deemed to have met your regional fair share
19 as if you have 10 percent of your units affordable.

20 And the third mechanism for defining
21 regional fair share is actually a temporary one. And
22 the concept is that if you have low- or
23 moderate-income housing under construction on one or
24 more sites in your community, the sum of which is

1 .31 percent of the total land area zoned for
2 residential, commercial, industrial development, if
3 you added up all the sites that are under
4 construction and you hit that .3 percent, then you
5 would, at least on a temporary basis, be deemed to
6 have met your regional fair share.

7 These are in the state law that I'm talking
8 about under Chapter 40B, so there will be three --
9 what we call "thresholds."

10 The Department of Housing and Community
11 Development has created some additional ways for
12 communities to work to meet that fair share
13 obligation, at least on a temporary or a longer-term
14 basis, if not permanently.

15 The first is having a housing production
16 plan and working under it. And your town does have a
17 housing production plan that's been approved by the
18 state. I still think we set a record. We had it
19 approved in less than a month.

20 And so the way that works is that if you
21 have an approved plan and the actions of your board
22 of appeals or the planning board, for that matter,
23 under your inclusionary zoning ordinance -- if your
24 town, in a given year, produces a certain number of

1 low- or moderate-income units -- new units -- then
2 you would be able to ask DHCD to certify your plan,
3 and it would be almost the same as if you had
4 10 percent of your units or more affordable, and
5 therefore you've met your regional burden. So the
6 housing production plan is kind of a temporary
7 standard, but it's a way of recognizing that you have
8 a plan and you're working to implement it.

9 Another way that you can temporarily meet
10 your burden is if you have reduced a number of units.
11 Even without a housing production plan, if you've had
12 significant production equal to 2 percent of your
13 year-round housing base, then you could say, we've
14 met our regional fair share, at least for the time
15 being, because we've had a large kind of influx of
16 units.

17 And, Alison, I know we figured out these
18 numbers once, but I think it's 131 units a year for a
19 certified housing production plan and 500 or so --

20 MS. STEINFELD: 524.

21 MS. BARRETT: 524. You know these numbers.
22 Some numbers are magical to us.

23 Another way that a town can sort of be
24 deemed to be temporarily in compliance with the

1 statute or have met it's regional fair share is if
2 you have a large project come through: a development
3 with either 300 units or, in your case, I think it
4 would be that 524-unit number. If you have a couple
5 of projects -- big projects that comes through, you
6 would be able to say, wait a minute. That's just too
7 much for us. We can't do that. So the subsidizing
8 agencies usually keep an eye out for this so
9 developers don't come forth with an application that
10 the board of appeals can probably say, we don't have
11 to do this because it exceeds what we can do under
12 the regulations.

13 And then there's this concept called "a
14 related application," which is essentially as
15 follows: Someone comes to the town for approval for
16 a project on a site, the town says no, and the
17 applicant says, well, I'm going to come back and file
18 for a Chapter 40B application.

19 A town can, under those circumstances, say,
20 we don't have to grant this. This is a related
21 application. Some people might call it a "spite
22 project" or whatever.

23 But these are all in the regulations.
24 These are not in the statute. And what's happened is

1 that over time DHCD has tried to come up with other
2 ways for communities to partner with developers, with
3 whomever, in order to increase the supply of low- or
4 moderate-income housing. So these are sort of an
5 incentive base or kind of protective rules that are
6 in addition to the provisions of the statute.

7 So when someone comes to the board of
8 appeals seeking a comprehensive permit, there are
9 three things that we all do immediately, three things
10 that we kind of have to check to make sure that the
11 applicant even is properly before the board. Because
12 if someone isn't properly before the board, they
13 really don't have standing to be here, the board does
14 not have to grant the permit.

15 And those three items are, first, what kind
16 of applicant is this? Is it a public agency? Is it
17 a nonprofit housing development corporation, or is it
18 what's called a "limited dividend organization,"
19 which is a for-profit entity that will agree to limit
20 its profits in exchange for the approval of a
21 Chapter 40B development. So the applicant has to be
22 one of those three entities.

23 The applicant also has to have site
24 control: ownership, a purchase and sale agreement,

1 some arrangement where the applicant can say, yes,
2 I'm in control of this site.

3 And the third item that must be in place is
4 this item called a "project eligibility letter."
5 You'll probably hear a little bit more about it in a
6 few minutes. The project eligibility letter is a
7 letter that's issued by a subsidizing agency. It
8 could be MassHousing. I mentioned that earlier. It
9 could be MassHousing Partnership. They also do
10 subsidizing of developments. It could be DHCD. It
11 could be MassDevelopment. And if they have a letter
12 from a subsidizing agency that says, we've looked at
13 this project, we think the site is generally
14 eligible, we think the project is generally in an
15 appropriate location -- there's a series of findings
16 they have to make. The applicant must have that.
17 Without those three items, the applicant doesn't
18 belong there. So one of the first things we do is
19 look and see, does the applicant actually belong in
20 front of the board of appeals.

21 There are other things that are in the
22 regulations -- the statute plus the regulations.
23 They kind of work together. The regulations also try
24 to provide some guidance to the boards of appeal

1 about what should be in the application. In addition
2 to showing them I have a right to be here, what do I
3 need to give you?

4 Well, I need to give you at least a
5 preliminary plan, a set of plans that sort of shows
6 what are the existing conditions on the site. Where
7 is this property? What's around it? What's the
8 layout of the project I'm proposing to construct?
9 You know, can I sort of demonstrate, at least to a
10 reasonable person's standard, that this project is
11 feasible to build? Preliminary scale and
12 architectural drawings so the board can kind of see
13 what is being talked about in terms of construction
14 on the site. There needs to be a tabulation of the
15 number of buildings by type, size, and ground
16 coverage, how much of the site is actually covered by
17 the building.

18 If there is a subdivision involved, there
19 needs to be a preliminary subdivision plan as well
20 prepared by a registered professional engineer. We
21 don't usually see subdivision plans on these
22 projects, but sometimes we do.

23 A preliminary utilities plan, you know,
24 what's the plan for water? What's the plan for

1 sewer? What's the plan for stormwater management?

2 And then a list of requested waivers. This
3 is kind of a key part of the whole 40B process. The
4 applicant who can demonstrate eligibility to be here
5 with a project that a subsidizing agency said, yes,
6 that's a fundable project under the terms and
7 conditions of our program -- the applicant
8 essentially contends, by applying for a comprehensive
9 permit under Chapter 40B, that there's something in
10 the local regulations that would make that project
11 infeasible to build. Otherwise they wouldn't be
12 using a 40B comprehensive permit, which is a single
13 permit issued by this board acting, in a sense, for
14 all of the local boards under the local regulations.

15 So the applicant has to say, in order for
16 me to build this project, these are the things I need
17 you to waive. These are the requirements that would
18 normal apply, but I need you to waive them in order
19 to build this project. Now, that waiver list often
20 changes as the comprehensive permit process goes on,
21 but those are sort of basic things that have to be in
22 an application.

23 Once we know we have a valid application,
24 it has the content it is supposed to have from an

1 applicant that has a right to be here, we have to
2 start paying attention to a clock. And these dates
3 that are up here I'm going to explain to you. That
4 red one up there is particularly key. It's one of
5 the ones that tends to get a lot of communities sort
6 of messed up if they haven't dealt with Chapter 40B
7 much. You don't have to worry about that here, but I
8 have seen this with my own eyes.

9 Within seven days of receiving an
10 application, the board, through staff, must
11 distribute it to all of the sort of local agencies
12 and town departments and so forth that will be
13 participating in the review: entities that would
14 typically review a development application for the
15 planning board or the board of appeals, an entity
16 that may have an interest in a waiver. People need
17 to kind of get together and do a review to help
18 inform the board's decision, and that has to happen
19 pretty much right away.

20 There needs to be a notice of a public
21 hearing -- which you are all aware of because you're
22 here -- advertised twice, 14 days, at least, ahead of
23 the hearing date.

24 That 30 days, you see it's in red again.

1 It's because you must open the hearing within 30 days
2 of receiving the application. This is an accelerated
3 process. If you're not used to it, you might think
4 well, I've got more time. Well, you don't in a 40B.
5 You have to open that hearing within 30 days. Even
6 if you think the application is incomplete, open the
7 hearing in 30 days. Because if you don't -- this is
8 a statutory requirement. This is not a regulation
9 that DHCD can waive. If you don't open that hearing
10 in 30 days, the applicant is in a position to request
11 what's called a "constructive approval," which is,
12 you guys didn't act on time. I'm entitled to my
13 permit. That's why that's in there.

14 There is a provision called a "Safe Harbor
15 Notification." If the board thinks that it's
16 entitled to deny the application because the board --
17 the town has gotten to 10 percent or the town has a
18 certified housing plan, some basis that the board can
19 say, we can deny this application, the board has to
20 tell the applicant within 15 days of opening the
21 hearing.

22 And the applicant can appeal. The appeal
23 goes to the Department of Housing and Community
24 Development. DHCD has an obligation to review the

1 board's perspective and the applicant's and reach a
2 conclusion and provide a response within 30 days.
3 That has its own appeal track. I'm not going to go
4 there tonight. Just so you know, there is an appeal
5 track if somebody's unhappy with DHCD's
6 determination.

7 But there is a provision here for the board
8 to say, wait a minute. We think we can turn you
9 down. And the applicant can say, no, you're
10 absolutely wrong. You really can't. And for DHCD to
11 essentially, you know, step in and review the facts
12 of the situation.

13 Within 180 days of opening the hearing, the
14 regulations currently fall on the board to close it.
15 If you get close to the end of 180 days and people
16 are, you know, at least communicating and perhaps
17 working towards closure on the case, an applicant
18 will typically agree to a modest extension. But you
19 don't start there. You have to kind of assume, I
20 have a 180-day process to manage, and -- "I" meaning
21 the chair, who's really ultimately the one that has
22 to manage this -- I have to manage this process and
23 bring this hearing to a close in 180 days.

24 The decision is due -- it has to be filed

1 within 40 days of closing the hearing, and then
2 interested parties who have an issue with the board's
3 decision have to appeal within 20 days of the filing
4 of the decision. And that is appealable either way,
5 by the developer or the other interested parties.

6 I'll talk a little bit more in a minute about how
7 that appeal process works because it's different than
8 many other types of permits.

9 Early on the process where you have
10 received a comprehensive permit, it makes sense to go
11 on your site visit and try to get a sense of what the
12 property is, look at the context. You probably at
13 least want to be as educated about the site as the
14 subsidizing agency was. They typically come out and
15 do a site visit as well and try to understand the
16 property.

17 But from the board's point of view, you
18 kind of want to know what you're talking about, what
19 it is people are referring to, especially when the
20 public starts to say, I have a problem with this
21 project. So you go out and kind of look at the
22 context, and you'll have the plans with you, and try
23 to understand what the applicant is proposing to do,
24 and in particular, become familiar enough with the

1 neighborhood so you can see who -- where are the
2 properties that are most likely to be affected by the
3 proposed project.

4 The board is entitled to get assistance
5 when it has a comprehensive permit application before
6 it, and the board has made good use of peer review
7 consultants in addition to making good use of staff.
8 You can employ outside consultants such as civil
9 engineers or architects. The town has made
10 particularly good use of architectural support. If
11 there's a traffic study, you can have a traffic
12 engineer come in and review it. They advise the
13 board: Are the applicant's studies okay? Do they
14 make sense? Are they too biased in favor of the
15 project? Are there things that are missing? Are
16 there methodological problems?

17 The consultants working for the board and
18 the consultants working for the applicant will
19 typically try to communicate and come to some kind of
20 consensus about a study that people can -- or
21 conclusions that people can reasonably rely on.

22 The board is entitled to have pretty much
23 anything the applicant submits reviewed by a
24 qualified consultant. What the board can't do is ask

1 the applicant to pay to have a consultant come in and
2 do a study that is not in response to something the
3 applicant has submitted. Those peer review
4 consultants are paid by the applicant providing
5 funding to the town, which is managed by the town.
6 So the consultants aren't being paid by the
7 developer. The developer gives the town a check, and
8 they then manage the payments. So, you know, the
9 applicant has a right to kind of know what's the
10 scope of the study, and how much am I being asked
11 for. And the applicant cannot be asked to provide a
12 study that is not part of their application.

13 Everything that the board receives, whether
14 it's correspondence from you, the application, the
15 peer review consultants, email, whatever, everything
16 becomes part of the public record on these projects.

17 Because you have 180 days -- it's not as
18 long as you might think -- starting tonight --

19 Actually, did we already start this before?
20 Is this actually the second night, or is this the
21 first night?

22 MS. STEINFELD: It started December 8th.

23 MS. BARRETT: Okay.

24 To make this process work, what you really

1 need to do is try to get a handle on what the real
2 issues are as early as possible in the process.
3 People tend -- whether it's a 40B or any other type
4 of development -- to sometimes get involved in kind
5 of extraneous things, and by that I mean matters that
6 really are beyond the board's jurisdiction. So
7 focusing on kind of what the real impacts are early
8 in the process will help the board manage the 180
9 days.

10 You can do the procurement to hire your
11 peer review consultants early. You may not want to
12 get too involved right away. It totally depends on
13 the project and what the applicant has submitted for
14 plans. Sometimes it's better to just try to work
15 through the issues with the applicant before you
16 start having peer review consultants go too far.
17 Sometimes you need them right away. You really have
18 to take it on a case-by-case basis.

19 The board should always feel comfortable
20 asking the applicant for additional information. I
21 think one of the things that's most helpful to a
22 board reviewing a comprehensive permit is assistance
23 in visualizing what is being discussed. And so if
24 it's not obvious to you from the application, and if

1 the applicant hasn't been clear enough despite their
2 efforts, you know, you should feel free to have some
3 graphics, visuals, whatever, that will help you kind
4 of understand the height of the proposed building,
5 its relationship to surrounding properties, so you
6 can have a sense of what it is that you're actually
7 voting on.

8 It is possible to negotiate with
9 developers. You know, often it's done in work
10 sessions. Sometimes it's done in a hearing process.
11 I've seen this vary so much from town to town. I
12 tend to think that work sessions are kind of
13 productive. They're done in different ways.
14 Sometimes a board member sits in on work sessions.
15 Work sessions are sort of parallel to the public
16 hearing process. They're conducted typically in the
17 open. Sometimes they're not. But if there are board
18 members present, typically you would have to kind of
19 conduct them in accordance with the Open Meeting Law.

20 Sometimes boards don't sit in on work
21 sessions because they don't want to give the
22 appearance to the public of kind of conducting a
23 shadow process outside of the hearing, and they might
24 have staff or consultants meet privately and come

1 back and advise the board. But negotiation sessions
2 can be helpful and help to manage that 180-day window
3 that I referred to earlier.

4 Ultimately, the board has to make a
5 decision. That decision has to balance regional
6 housing needs with local concerns. And I want to
7 emphasize the word "regional." It's kind of
8 deceptive with 40B. Everybody's focusing on getting
9 to 10 percent because that's your local obligation.
10 But the reality is that the statute is looking at
11 regional need, and that's why Chapter 40B, as we call
12 it, is really just three little sections of the
13 regional planning law, because this is really about
14 how regions function and how people have choices to
15 live and work within a labor market area.

16 So the things that the board kind of has to
17 balance against regional housing needs are public
18 health -- valid public health issues; public safety;
19 environmental impact; design is certainly a valid
20 concern. We've seen plenty of that discussed on the
21 other Chapter 40B applications that are in front of
22 Brookline now; adequacy of open space; consistency
23 with local planning; and then other local concerns.

24 And sometimes people see other local

1 concerns and they say we can have -- thinking that
2 has to balance -- not specifically on that list. You
3 know, it has to be something that is directly germane
4 to the project on a physical or operational
5 characteristic of that project and the impacts that
6 it will have. So these are the considerations that
7 the board needs to weigh against that regional need
8 for affordable housing.

9 It is generally a good idea to have some
10 discussion about what the decision might contain
11 while the hearing process is open so if you need to,
12 you can discuss potential conditions of approval with
13 the applicant before the hearing is closed.
14 Deliberations generally do fall after the hearing is
15 closed, but at least you'd be able to talk about the
16 waivers and what some conditions might be. It's
17 perfectly fine to do that during the hearing: go
18 through the waivers and make sure that the board is
19 comfortable with those, or if not, be able to tell
20 the applicant, we're going to grant 10 of the waivers
21 you've asked for and we're not going to approve the
22 others.

23 And the reason that that's important is
24 that if the board -- if the board and the applicant

1 are at an impasse and they can't reach an agreement,
2 then the board may need to say to the applicant,
3 we're going to impose this condition on you. And the
4 applicant says, I can't live with that. It's going
5 to make my project uneconomic. That's at the point
6 when the board can say, well, we're going to find out
7 if that's true, and so we're going to get a peer
8 review consultant in -- a financial peer review
9 consultant -- to review your development pro forma
10 and see if these numbers make sense once you
11 incorporate the change that we're asking you to make.
12 So having those discussions before the hearing closes
13 is really important.

14 Under the statute, the board has three ways
15 to go: the board can deny the application, the board
16 can approve it as submitted -- in 30 years, I've
17 never actually seen that happen, but the board can do
18 that. They say, we like this the way it is. There
19 won't be any conditions whatsoever -- or the board
20 can approve with conditions.

21 And, you know, generally, what we try to
22 encourage boards to do is if you can do it, you can
23 make sense out of it, try to kind of look for
24 approval with conditions. And the reason for that is

1 that if the applicant isn't happy with the decision
2 and appeals to the entity that the applicant can
3 appeal to, which is this body called the Housing
4 Appeals Committee, then the matter in front of the
5 Housing Appeals Committee is whether this board's
6 conditions made the project uneconomic. But it may
7 not necessarily disturb the rest of the decision.

8 If the board outright denies the
9 application and the applicant goes to the Housing
10 Appeals Committee, it's really sort of almost
11 starting from scratch. And really, the only issue
12 that the Housing Appeals Committee can look at at
13 that point is where you are relative to the bar that
14 you have to have to reach in order to say the reasons
15 we denied this are more important than regional
16 housing needs. It's a very, very high bar, and
17 generally towns don't make it. So it's better to be
18 fighting about conditions than an outright denial,
19 unless you have a project that's just, you know,
20 egregiously horrible.

21 Conditions, if possible, should not make
22 the project uneconomic. They should be consistent
23 with local needs.

24 The board cannot reduce the number of units

1 simply because they don't like the density. There
2 has to be an impact-based reason for getting involved
3 with an applicant -- discussion with an applicant
4 about how many units are in the development.

5 The applicant can appeal to the state
6 Housing Appeals Committee, which is a body that was
7 created to basically handle an expedited appeal
8 process. I don't think anybody who works in this
9 business thinks that the Housing Appeals Committee is
10 a particularly expedited process, but it is an
11 administrative appeal.

12 If other parties are unhappy with the
13 board's decision, they go to superior court or the
14 land court. That's kind of what has to happen in the
15 20 days after the board files their decision.

16 I mentioned earlier that the board needs to
17 be careful about the issues that it is weighing when
18 it's considering balancing the project against
19 regional needs. There are things that are within the
20 board's authority and things that are not, and I
21 think it's just important to kind of bear this in
22 mind.

23 Generally, you cannot impose on a
24 Chapter 40B development conditions or considerations

1 that you don't put on some other type of development
2 that is allowed to go forward without the same kind
3 of issues coming up. So you have to look at the
4 physical, operational, and design characteristics of
5 the project and not get sidetracked by things like
6 who's going to live there, how many school-aged
7 children are they going to have. You know, just --
8 that's beyond the board's purview. It may be
9 somebody else's issue, but this board has to look at
10 the operational, physical, and design characteristics
11 of the project. That is the board's jurisdiction.

12 Applicants have -- once this is done --
13 I'll just speed through this. Once this process is
14 done, there's a lot more that has to happen. You
15 guys are off the hook, unless the applicant comes
16 back to look for a modification.

17 But the applicant still has to go back to
18 the subsidizing agency for a process called "final
19 approval." Final engineering and architectural plans
20 will be prepared after the board has issued the
21 comprehensive permit. When the applicant comes for a
22 building permit, he or she will have to bring
23 detailed plans, which is not what the board will ever
24 have to really look at during their process. But

1 there is a process you go through to make sure that
2 those final plans that come in for construction are
3 consistent with the plans that the board approved.

4 The applicant sometimes in that process
5 will come back to the board and say, I goofed, or,
6 gee, when we actually got into detailed drawings
7 here, I discovered there was something else I should
8 have asked you for, so I'd like to amend the
9 comprehensive permit. If it's a small change and
10 it's substantially consistent with the plans the
11 board approved, typically the board will say, that's
12 an insubstantial change, we'll approve it. And that
13 has to happen within 20 days. Or the board has to
14 say within 20 days, actually, you're asking for a big
15 change and we need to reopen the hearing.

16 There are other things that happen as well.
17 There's a regulatory agreement that is executed with
18 the subsidizing agency and the applicant. The board
19 is noticed about that. It is the document that
20 controls, really, the affordability of the project
21 and all the compliance issues that the applicant has
22 to address.

23 There is a monitoring agreement, kind of
24 how do we make sure that these units -- the

1 affordable units are actually occupied by folks who
2 are eligible to live in them and that they're paying
3 rents that they can afford. There is a whole kind of
4 process that goes on for tenant selection to make
5 sure -- or home buyer selection -- to make sure the
6 people are actually eligible. All of this kind of
7 takes time.

8 The applicant has three years from the
9 permit to actually activate it. If they don't do
10 anything, the permit will lapse. They can certainly
11 come back to the board and request an extension as
12 long as the permit hasn't lapsed yet.

13 Sometimes permits are transferred. The
14 board is entitled to notice of the transfer, but it's
15 really the subsidizing agency that gets to decide
16 whether the transfer is appropriate and the receiving
17 party is competent to do the project.

18 There are also inspections that take place
19 during construction, and typically the board will
20 sometimes have the state peer review consultant that
21 was used during the permit process come back and help
22 with the inspection if the town doesn't have enough
23 capacity to handle all of this on their own.

24 So that's really kind of a broad-brush

1 overview, but, you know, as always, I'll be happy to
2 answer any questions.

3 MR. ZUROFF: I would just like to clarify
4 for the audience.

5 MS. BARRETT: Sure.

6 MR. ZUROFF: What constitutes affordable
7 housing under the auspices of 40B?

8 MS. BARRETT: Affordable housing is housing
9 that is affordable -- pardon my redundancy -- to
10 households with income that is at or below 80 percent
11 of the regional median for the -- in your case -- its
12 Boston Metro area. So if you just think of a
13 household of four -- which nobody has anymore -- but
14 if you think of a household of four, it's about
15 \$68,000. 67-, \$68,000 is the upper limit for
16 eligibility for an affordable unit if it's for
17 moderate-income households. If it's for lower
18 incomes, the income limit is lower. But it's
19 80 percent or below the regional median.

20 And affordability is based on can the
21 eligible buyer or tenant live in that unit and not be
22 required to pay more than 30 percent of their gross
23 monthly income for housing costs. For renters, it's
24 rent and utilities, and for homeowners it's

1 principal, interest, and insurance.

2 MR. ZUROFF: How many units within a
3 project are required to be affordable?

4 MS. BARRETT: In order to be qualified for
5 a comprehensive permit, at least 25 percent of the
6 units have to be affordable to moderate-income
7 households -- that \$68,000 figure I just threw out --
8 or 20 percent affordable to households with incomes
9 at 50 percent of the median.

10 MS. STEINFELD: Can I just add one thing?
11 Consistent with state law, we provided a notice to
12 abutters at the initiation of this public hearing.
13 This public hearing will not close for months. So
14 you will not be notified again, so at the end of each
15 hearing, the chair will continue it to a specific
16 date. So you either have to listen to when that date
17 is or follow us on the website, but you will not be
18 getting another mailing.

19 MR. ZUROFF: Thank you.

20 UNIDENTIFIED AUDIENCE MEMBER: The
21 affordable units, must they remain affordable for the
22 time of the building, or for how long?

23 MS. BARRETT: They have to be affordable
24 for at least 30 years. In most developments I see

1 today, the restriction is in perpetuity. But it has
2 to be monitored. You know, you can't just put a
3 restriction on it and hope everything's okay.
4 There's got to be a process for monitoring it to make
5 sure that the restriction is actually enforced.

6 UNIDENTIFIED AUDIENCE MEMBER: This is a
7 question about rental versus -- rental housing versus
8 housing that you could buy, either in the law or for
9 practical purses. Are these projects in a town like
10 Brookline typically about rental housing? And if
11 not, when might it be about something other than
12 that?

13 MS. BARRETT: Well, you know, it's so
14 different in different parts of the state. When I
15 work in the more outlying suburban communities, I
16 tend to see more homeownership than rental. Closer
17 to the city, I'm seeing more rentals. But even out
18 along 495, there just seems to be a lot of rental
19 activity happening.

20 But it's really up to -- the applicant
21 applies to do a particular type of project, and
22 that's the applicant's call.

23 MS. STEINFELD: I can tell you, however,
24 that all 10 projects that are in various stages of

1 the comprehensive permit process before the Town of
2 Brookline are all rental units.

3 MS. BARRETT: One of the benefits of that
4 for your 10 percent is that when it's a rental
5 development, if it meets one of those thresholds you
6 asked about, 25 percent or 20 percent, all of the
7 units in the rental development count, even though 75
8 or 80 percent of the units are market rate. In
9 homeownership developments, only the affordable units
10 count.

11 UNIDENTIFIED AUDIENCE MEMBER: But other
12 than that, the law or the regulation treats them
13 differently?

14 MS. BARRETT: They're treated the same in
15 terms of the applicant being able to walk in and
16 apply for a comprehensive permit. They're counted
17 differently for purposes of your progress toward the
18 10 percent minimum.

19 MR. ZUROFF: Yes, sir. And please tell us
20 your name.

21 MR. PINCHES: Fred Pinches, Brookline
22 resident.

23 What is the percentage of subsidy imposing
24 on this project? Do they subsidize the actual 20, 25

1 percent of the development costs, or is it, you know,
2 the whole guaranteed -- financing for the whole
3 process?

4 And the second question would be, after the
5 first one: What is the source of funds for the
6 subsidizing agency? Does this come out of tax
7 revenue, the general fund, you know, legislative
8 appropriation, or are they authorized to issue bonds
9 or act independently and issue their own bonds to get
10 the funds?

11 MS. BARRETT: There isn't one answer to
12 that question. It depends on the agency.
13 MassHousing issues bonds. Some projects don't really
14 have any kind of cash subsidy at all. It's really a
15 subsidy that's internal to the project. In other
16 words, the market-rate units essentially cross-
17 subsidize the affordable units. You know, sometimes
18 it's what we call "patient capital," which is
19 essentially almost a zero percent loan. It just sort
20 of sits there to fill a gap.

21 There's many financial instruments, and I'm
22 not even sure, as I stand here, which program this
23 applicant used in order to apply for project
24 eligibility. But they're not the same. And

1 sometimes a particular program will be picked because
2 it's more advantageous to the type of project the
3 applicant wants to do.

4 MR. ZUROFF: Relative to Brookline itself,
5 Brookline is not directly subsidizing this project.

6 MS. BARRETT: As far as I know, no.

7 Well, some towns do. So, I mean, I don't
8 know what the town has done on these, but --

9 MR. ZUROFF: In this case --

10 MS. BARRETT: Okay.

11 MR. ZUROFF: -- and in other cases that we
12 have before us.

13 MS. STEINFELD: With the exception of JCHE,
14 which is KI.

15 UNIDENTIFIED AUDIENCE MEMBER: Do you know
16 how Brookline stands today in terms of meeting the
17 goals of affordable housing?

18 MS. BARRETT: Actually, I'm going to let
19 Alison answer. You're really close. You're closer
20 than you might think.

21 MS. STEINFELD: 346 units.

22 UNIDENTIFIED AUDIENCE MEMBER: Short?

23 MS. STEINFELD: Short.

24 MR. ZUROFF: Last question.

1 MR. PINCHES: Last question, number 3.
2 Supposedly the Commonwealth is getting more
3 statistics and doing different statistical profile
4 descriptions in 2020. What is the risk that this new
5 profile or statistic is going to put us back below
6 the 20 percent and it's here we go again?

7 MS. BARRETT: Well, the statistic that
8 matters -- the only statistic that matters coming out
9 of census 2020 is what is the total number of year-
10 round housing units you need. So that aspect of the
11 ratio will change. It changes for everybody. So if
12 you're at 15 percent, then it's unlikely that your
13 denominator is going to change enough to make the
14 10 percent fall below. If you're over 10 percent,
15 it's not likely. But the towns that are just at
16 10 percent, those are the ones that every time
17 there's a new census we see they tend to fall below
18 10 percent. So that does reclock with every census.
19 That's in the statute.

20 UNIDENTIFIED AUDIENCE MEMBER: Once you
21 meet the threshold, you can get kicked back again if
22 your housing unit count goes up in the next census?

23 MS. BARRETT: Yes. You could fall below
24 10 percent.

1 MS. STEINFELD: May I suggest that if you
2 have other questions specific to 40B, please give us
3 a call.

4 But right now, perhaps the chair would like
5 to focus on 111 Cypress?

6 MR. ZUROFF: Yes.

7 MS. STEINFELD: Don't hesitate to call us.

8 MR. ZUROFF: All right. So at this point,
9 we will ask the developer to make a presentation and
10 explain to us exactly what your project is all about.

11 MR. LILLY: Okay. Thank you, very much.
12 My name is Randy Lilly, and I am, I guess, the
13 developer in that we represent the owner of this
14 property who has owned it since 1986. And our
15 development team is here today -- part of our
16 development team: Ed Marchant; Hans Strauch is the
17 architect; Joe Penney, engineer; and Paul Haverty is
18 our attorney.

19 So I'm just going to say a couple of
20 things, and then I'm going to kind of turn it over to
21 the nitty-gritty -- turn it over to Hans.

22 But as I said, this was bought -- this
23 property was bought by the owner -- the current
24 owner -- in 1968. The site is just under 40,000

1 square feet, and there's an existing building on it
2 that was built in 1980 as a handball club. That
3 building is just over 28,000 square feet, and the
4 building is currently leased to Brigham and Women's
5 Hospital. The site is zoned local business L-0.5,
6 and a very small piece of it is zoned T-6, which is
7 two-family.

8 I'm going to make the exact same
9 presentation that we made in the springtime to the
10 board of selectmen and the neighbors. We received
11 comments from planning and the neighbors and the
12 board of selectmen, but we've not made this
13 presentation to the ZBA. So as part of this process,
14 we want to start out and make this presentation to
15 you folks and kind of see where it goes from there
16 and get everybody's comments and hopefully proceed
17 with a productive process.

18 This concept is really designed as a
19 transit-oriented rental housing development in that
20 it is beside the Brookline Hills T stop. And so the
21 goal and the game plan is hopefully a significant
22 portion of these people who are going to rent
23 apartments here are going to use the T on a regular
24 basis to commute, and the number of cars necessary

1 will be well below what you would expect in a typical
2 apartment project in Brookline.

3 So I'm going to kind of start this thing
4 and point out a few things as we go through. This is
5 an elevation by the architect. So as I think
6 everybody knows, it's 99 units in total: 74 market-
7 rate units, 25 affordable units. This is the unit
8 mix: 12 studios, 40 ones, 37 twos, and 10
9 three-bedroom units.

10 The site -- this is the site right here,
11 and we're going to kind of maybe zero in a little bit
12 more right here. This is the train track, and this
13 is the high school right here, and a very large
14 recreational playground area. This is Cypress
15 Street, and right up here is Route 9 -- this is Route
16 9.

17 We superimposed the current layout of the
18 building over the existing building. This is the
19 existing building right here. This is what is
20 currently there. As I said, it was originally built
21 in 1980 as a handball club. This is the view from
22 Brington Street across the parking lot.

23 UNIDENTIFIED AUDIENCE MEMBER: Road.

24 MR. LILLY: Road, sorry.

1 This is the back of the building, and on
2 the other side of this fence are the train tracks.
3 This is the side that abuts Cypress Street, this is
4 the Brookline Hills T stop, and this is the building
5 right here. And this is the high school and the
6 playground. This is a residential building directly
7 across the street on Cypress. This is an older
8 building that's been renovated. A new building was
9 added onto it. Again, this is the same building.
10 There's the building here going across Cypress
11 Street. Again, across Cypress Street, this is the
12 Mobil gas station. This is a residential building
13 right here. It's six stories. This is at the
14 intersection of Cypress and Brington, and then this
15 is Route 9 right there. This is a residential
16 building on Route 9, and this is looking down
17 Brington Road. This is the entrance to the parking.
18 And again, this is the entrance to the parking lot.

19 So this site has a few constraints that we
20 needed to design to, which -- this shows all the
21 easements on this property. This is a drainage
22 easement right here, and right here along the track,
23 this is a drainage easement as well. It was built in
24 the 1920s. It's a brick culvert. It's in use, so it

1 is, you know, quite old. It's almost 100 years old.
2 And this is a sewer easement. So, you know, we
3 needed to keep the building -- right now the existing
4 building is actually built over these easements. How
5 they ever got permission to do that, I don't really
6 know. But we have kept this building slightly back
7 from those easements.

8 So I'm going to turn it over to Hans.

9 MR. STRAUCH: My name is Hans Strauch. I
10 am principal of HDS Architecture in Cambridge and the
11 architect for this project.

12 Just to go back, one other easement that we
13 have on this property -- just to point out -- is that
14 there are a bunch of parking spaces right here that
15 we must have accessible to the neighbor who lives in
16 this house on Brington Road -- an additional one of
17 the easements on the property.

18 So in any case, what I wanted to do is just
19 give you a little bit of history of how we came to
20 the design that we have and also acknowledge there
21 were some comments that we heard at the last meeting
22 that we had in front of the selectmen. And as Randy
23 said, we have not responded to those yet because we
24 felt we wanted to do the same presentation we did for

1 those folks -- to give to the zoning board as well.

2 So as Randy already pointed out, the
3 existing building is right here, and the neighborhood
4 on Brington Road is here across the street, the
5 residential development on Cypress street, the gas
6 station here, another residential building here, a
7 small commercial building here, and then a mixed-use
8 building at the corner with residential above
9 commercial use.

10 Our objective was to mass the building --
11 put most of the mass, if not all of the mass, hugging
12 the edge of Cypress Street and the railroad tracks to
13 bring it as far away as possible from this
14 neighborhood. The existing building corner is
15 located here, the new corner of the building is
16 located here as it relates -- I'll give you a
17 dimension on that on this next slide. It shows the
18 building footprint in context.

19 So this distance here -- which I can barely
20 read -- is 45 feet, and that's over 90 feet from the
21 edge of the No. 19 Brington Road. This is the corner
22 of the existing building. So the massing, as I
23 mentioned, is basically hugging along Cypress Street
24 and fronting the Brookline Hills T line with the

1 setback that was required.

2 The entrance to the parking, which I'll
3 show you in a minute, would be off of Brington Road,
4 similarly to the way it operates now as a curb cut
5 into the parking lot of the present use.

6 So the design we came up with was one that
7 we -- which is obviously going to be massaged over
8 time. This is the first stab, if you will, to come
9 up with a contemporary, urban style providing some
10 visual interest and appeal. There are details of the
11 building that incorporate, for example, brick. We
12 love brick as a design material, but not just plain
13 brick, colored brick, brick with accents and
14 projecting courses that create some texture and
15 visual interest. We also have some vertical elements
16 using lots of glass, large lites, L-I-T-E. That
17 being large glass panes in living areas. And then
18 some metal panels, some cornice elements, and some
19 vertical -- other vertical elements so that you have
20 sort of a collection of elements that give some
21 visual appeal to the building.

22 The landscaping improvements will be
23 around -- obviously around the perimeter of the
24 building with new landscaping. We recognize there

1 are existing trees along Cypress Street. Our
2 intention is, to our best ability, to maintain those
3 trees.

4 The curb cut, I mentioned, is here. I
5 recognize -- it was brought to our attention by the
6 Brington Road folks that there is a curb cut -- that
7 there is neckdown going on here in the existing
8 condition. We show a curb cut over here. We
9 understand the concerns. We're showing you what the
10 original design is today.

11 So we have a plaza, if you will, of parking
12 on the outside of the building and then the entrance
13 here into the same level garage there, as well as
14 another entrance to a lower-level garage. The
15 majority of the parking at this building is
16 underneath the building. We'll have the statistics
17 later, but the vast majority are below the building.
18 This area here shows the access to the parking spaces
19 that I had mentioned earlier that I believe are part
20 of the ownership of this neighbor. And then there's
21 green space over here fronting the tracks.

22 So the straight-on elevations show along
23 Cypress Street, which, as you all know, the street
24 sort of rises up to the bridge over here, over the

1 tracks, and then drops down as you head toward
2 Route 9. And the building at the -- the curb
3 building that's at Route 9 and Brington Road is
4 approximately 50 feet above the sidewalk. Our
5 proposed project has a height of 65 feet at that
6 similar curb cut location. The illustration
7 demonstrates the fenestration that we're proposing
8 along the street.

9 The cross-section shows -- over here is
10 Cypress Street. Again, if you visit the property
11 today, you look down sort of over a retaining wall to
12 a flat parking space or parking lot. This proposed
13 project shows a building along that edge. These show
14 the varied levels of parking spaces that we have
15 underneath the building and then a smaller parking
16 lot that we propose, smaller than what's existing and
17 narrower than existing with the main entrance at the
18 corner of the building. And at the far end, a garage
19 access. This is the neighboring structure as it
20 relates to the new building -- the neighboring
21 structure on Brington Road.

22 Another view -- this particular view is
23 almost right at the bridge, next to the brick
24 structure that Randy showed in the photo, across the

1 street, which is about 40-something feet -- I can't
2 read it -- above ground. And this shows, again, our
3 structure with the corner element here. These are
4 living rooms with large windows. This is the drop
5 down to the elevation of the Green Line.

6 So as mentioned, I'm going to go through
7 these plans quickly because most people can't easily
8 understand it, but we wanted to show you how the plan
9 was developed.

10 Those are all underground parking spaces.
11 There's a ramp from the plaza here, the entry plaza,
12 that goes down and underground. So this is all
13 underground parking spaces with elevators and stairs
14 to take folks up.

15 The next level here shows the plaza level
16 with the outdoor parking. It has an entry to a
17 parking level here right at the bottom next to --
18 "the bottom" meaning that this sort of drops as you
19 come down to this location with parking spaces here.

20 We also show a trash room. All the trash
21 will be contained within the building and brought out
22 by a private company hired by the building owner to
23 pick up the trash. So a trash truck will be coming
24 along here, pick up, and then out again. So there's

1 no trash or dumpsters out in the parking areas
2 exposed.

3 Our entrance lobby is at this level.

4 This particular slide shows the level up --
5 the second floor showing a curb cut along Cypress
6 Street into 18 spaces, and that would be controlled
7 by a roll-up door. These units behind overlook -- or
8 at this point, overlooking the plaza below by one
9 level.

10 And then these are typical upper floor
11 plans showing hallways with elevators and access to
12 the mix of the units that we have in the property,
13 the sixth and seven floor.

14 And then these are the typical units: a
15 three-bedroom unit, corner glass, lots of living
16 space, master bedroom, two additional bedrooms; a
17 two-bedroom plan; a studio plan; and then a
18 one-bedroom plan concept.

19 So the property has a fair amount of site
20 utilities that our engineer is going to describe to
21 you so you know what's going on with the underground
22 world.

23 MR. PENNEY: My name is Joe Penney. I'm a
24 vice president of DiPrete Engineering. Our offices

1 are located in Dedham, Mass.

2 This is a picture of the existing condition
3 plan, and as you saw from the original photographs,
4 the site is already developed. It's about 9/10 of an
5 acre lot. About 90 percent of the lot is now covered
6 with building and pavement.

7 The proposed development actually reduces
8 the amount of impervious area. It goes from about
9 11 percent pervious area to about 24 percent, and the
10 reason for that is the area along the back of the
11 tracks. Right now that's all paved parking and the
12 building, which is over that 20-foot easement and the
13 10-foot easement for sewer.

14 As far as utilities, from a site design
15 standpoint, it's pretty straightforward. All the
16 utilities exist to the existing building. The
17 12-inch water main on Cypress Street will tie into
18 the building for water service. The sewer service is
19 in the 10-foot easement along the back of the
20 building. And presently, my understanding is the
21 only building tied into that sewer is our existing
22 building, and we'll be tying into the same location.

23 As far as stormwater management, there's an
24 easement that runs along the westerly property line.

1 There's a 72-inch drain -- concrete drain. The
2 existing site has on-site catch basins and roof
3 drainage all flowing into that drainage system.
4 We'll be installing a new drainage system with water
5 quality inlets and tying into the existing 6-foot
6 diameter drain in that location.

7 There's also gas and electric available in
8 the street. The electric is overhead. We'll be
9 bringing it underground through a transformer in this
10 location. And the gas service is available on
11 Cypress Street. So from a utility standpoint, we're
12 basically taking existing utilities that are there
13 and putting in new services for the new building.

14 The only other issue related to stormwater
15 management -- the one thing we're not proposing -- we
16 asked for a waiver -- was on the recharge of the roof
17 drains. There's no recharge taking place out there
18 now. And one concern we had, based on comments from
19 the abutters, was there's some potential basement
20 flooding in this area, and we'd like to try to avoid
21 that. I did make a call to Peter Ditto, the town
22 engineer. I spoke with him yesterday to discuss the
23 issue. He said he was open to discussion, and we'll
24 evaluate that further. We have done borings on the

1 site. We know where the ground water level is. It's
2 down about 15 feet below grade. But it's mostly fill
3 on top of glacial till. That's the soil types.

4 So that's pretty much it for utility design
5 and where we're at right now.

6 MR. LILLY: I'm going to wrap up with
7 traffic. When we started this process, before the
8 building was completely designed, we did a
9 preliminary traffic study. As part of that
10 preliminary traffic study, our engineer assumed that
11 there was going to be 100 spaces. He also, based on
12 similar buildings, using -- you know, near public
13 transportation, using certain guidelines in his
14 analysis assumed that 35 percent of the people living
15 in the building would use public transportation. And
16 based on that, the traffic actually would be better
17 than it currently is. There would be 31 fewer
18 morning peak trips than currently are there and 16
19 fewer evening peak trips.

20 Currently, there are 75 spaces on-site, and
21 the tenant rents 16 spaces in a garage nearby. Our
22 current proposal has 105 spaces: 89 garage and 16
23 outside. Our general philosophy here was to provide
24 one parking space per unit and the excess units would

1 be for guest visits.

2 And I believe that wraps it up.

3 MR. ZUROFF: Thank you.

4 Questions from the board?

5 Do you want to give us the overview of the
6 application, Maria?

7 MS. MORELLI: Karen Martin is going to go
8 over application completeness, so I'll turn it over
9 to Karen.

10 MS. MARTIN: Sure. So as I think Judi
11 Barrett alluded to in her presentation, one of the
12 pieces of this process is to go over the completeness
13 of the application. For all 40B applications, we
14 review all of the materials that we receive from the
15 applicant and compare it for compliance with state
16 regulations and local Brookline ZBA regulations for
17 40Bs. In nearly all instances, the state and local
18 regulations are consistent with one another with the
19 exception of one or two areas.

20 So last week we did review the submitted
21 materials that we have for 111 Cypress in order to
22 determine the application's completeness, and we let
23 the applicant and we're now letting the ZBA know the
24 status of the application. We have determined that

1 the application is complete.

2 There are a few small pieces of
3 information, namely some architectural drawings, that
4 we would like to further request. It was determined
5 that a few other items, a 3D model, would be helpful
6 for further analysis. However, we recognize that the
7 request for these items -- which is also something
8 Judi mentioned -- will continue to come up as the ZBA
9 continues to delve deeper into the project. And also
10 other town departments that are going to weigh in are
11 also going to be reviewing and making their own
12 requests for information. So we're going to
13 incorporate the items that we felt we may still want
14 to come along just with the request as we just
15 continue with the process.

16 One specific application requirement is for
17 compliance with local stormwater management
18 regulations under Brookline General Bylaw
19 Section 8.26, and this is an area where the local
20 regulations are stricter than the state regulations.
21 However, they largely are just a reference back to
22 federal requirements for stormwater permitting. And
23 the applicant has requested a waiver from our
24 stormwater management Section 8.26.3.

1 We would like to see more information on
2 this topic and then connect -- as they just
3 mentioned -- the project engineer to our town
4 engineer to discuss further. So we'll consider this
5 part of the application complete also while the
6 engineers continue to further discuss this piece of
7 the project. And we discussed last week the status
8 of the application completeness with the applicant.

9 I don't know if Maria was going to --

10 MS. MORELLI: I'll hand it over to the
11 chairman.

12 MR. WISHINSKY: Okay. Well, thank you so
13 much for letting me come down and break away from the
14 meeting upstairs. I'm Neil Wishinsky, chair of the
15 board of selectmen, and I'm speaking for the board
16 tonight.

17 So first I'd like to address the zoning
18 board of appeals. Thank you for your service. I
19 know you guys have been under the gun lately. We
20 have six 40B projects before you in addition to your
21 normal 40A workload, and we know that there are four
22 more projects that are going to the state for PELs
23 that we know of. And for all we know, there are
24 other projects out there as we close in on the

1 10 percent.

2 And as you also know, we've asked the state
3 to give you guys some relief and --

4 Has it been mentioned publicly?

5 MS. STEINFELD: Not yet.

6 MR. WISHINSKY: Okay. So this is news to
7 the public -- I know it's not news to you guys --
8 that the state has granted some relief in two areas.
9 One is relief in the time to complete the hearings
10 and render the decision, so you have a little more
11 time. You don't have to be as rushed, and that's a
12 good thing.

13 And the state has also granted relief in
14 opening new hearings in two levels. So one, we're
15 granted relief to try and clear the backlog, and we
16 don't have to open any hearings -- any new hearings
17 prior to April 1, 2017.

18 And then, after that, until the end of the
19 year, we can defer opening a new hearing. As long as
20 we have four in the pipeline, we don't have to open
21 any new hearings, so that should help somewhat. So
22 that's good.

23 So thank you so much. And I know the four
24 of you haven't been sitting on every case, so please

1 convey my thanks and the board's thanks to the rest
2 of your board.

3 MS. POVERMAN: Mr. Wishinsky, you mentioned
4 that there was an extension of time for the hearings
5 actually to take place. What was that extension of
6 time?

7 MR. WISHINSKY: If the applicant has
8 previously agreed to an extension of 30 days or more,
9 the regulatory deadline for rendering a decision
10 pending, as of the date of this letter, is extended
11 to the earlier of 30 days from the current deadline
12 for a total of 270 days from the date the hearing
13 opened.

14 Or, if the applicant did not agree to an
15 extension of 30 days or more, the regulatory deadline
16 is extended for 60 days or 270.

17 MS. POVERMAN: So as it applies to this
18 hearing, it means it is not 180 days, it is --

19 MR. WISHINSKY: 270.

20 MR. ZUROFF: 240.

21 MS. POVERMAN: Okay.

22 MR. WISHINSKY: Now, with respect to
23 111 Cypress, the board convened a 111 Cypress
24 acquisition study committee which met, I guess, over

1 the summer into the fall. And the committee has made
2 the following recommendation to the board of
3 selectmen, and I'll read it verbatim because it was a
4 carefully constructed statement.

5 "The town should not pursue the acquisition
6 of the 111 Cypress property at this time. The
7 property has not been on the market, is not for sale,
8 has not been offered to the town. If the town has a
9 need for this property for municipal purposes, we
10 recommend further study at that time.

11 The selectmen have taken this
12 recommendation under advisement and are awaiting for
13 the findings of the high school feasibility study
14 before taking any further action. So we're putting
15 off making a decision on the acquisition of this
16 property.

17 I'd like to end by just kind of -- I know
18 you're not taking public comment tonight, but I just
19 want to kind of summarize some of the findings of our
20 public hearing back in May that we conveyed to the
21 state about this project.

22 So we asked the state -- and I guess we're
23 asking you -- to be cognizant of the traffic
24 congestion on Cypress Street. Cypress Street, at

1 that point, is a well-used pedestrian route, it's a
2 well-used bicycle route, and also, in addition to the
3 cars, it's a main route to the T station and the high
4 school. And the Brington Road intersection is
5 especially challenging and is clogged at pretty much
6 all times.

7 Suggestions we made in the letter were,
8 one, reducing the parking in recognition of the
9 proximity to the T. And we even suggested
10 investigating shared vehicle -- like Zipcar --
11 hosting and Hubway hosting to provide alternate means
12 of transportation.

13 We also asked the state and we're asking
14 you to examine very carefully the safety implications
15 of the proposed Cypress Street curb cut. And we
16 suggested in that letter that all parking access to
17 the site be made from Brington Road.

18 We also commented that the building is out
19 of scale for the neighborhood, is 15 feet higher than
20 nearby multiunit buildings, and suggested a strategy
21 of reducing the parking to reduce the mass, and to
22 create more of a setback on Cypress Street to permit
23 more landscaping.

24 The parking garage frontage on Cypress

1 Street we felt undermines the public realm, and we
2 suggest that the street level should engage the
3 public realm, and we shouldn't have a blank wall
4 along the Cypress Street street level. And we
5 suggested either residential or retail at that level.

6 We also suggested that the developer try to
7 work with the MBTA to provide direct access to the T
8 station. It is directly abutting a T station, so it
9 would be nice to take advantage of that. And also to
10 consider a right-turn prohibition from the Brington
11 Road driveway.

12 So that kind of summarizes what our letter
13 said. So that's pretty much all the news that I
14 have.

15 MR. ZUROFF: Thank you very much.

16 MR. WISHINSKY: Thank you.

17 MR. ZUROFF: I'm sure that we'll consider
18 that.

19 MS. MORELLI: Mr. Chairman, I just wanted
20 to follow up. Generally, just to give a broad idea
21 of what the public hearing process would be like, it
22 is especially frustrating at the opening of a hearing
23 when there's no public comments. It's mostly
24 administrative. So because this is -- and you

1 probably haven't attended other 40B cases. If you
2 have, I apologize. But I just really want to speak
3 to the public very briefly about what will happen at
4 the next hearing, and the testimony that will take
5 place, and also your involvement as well.

6 As you know, as we've stressed,
7 environmental and public health and safety is
8 paramount. For the next hearing, we are going to
9 have testimony from staff, boards and commissions,
10 and the public. And this really runs the gamut of
11 every functional area in town hall. This would be
12 transportation and engineering, police and fire,
13 public health, the transportation board, the planning
14 board, etc. So that's not the only time that you
15 will hear from these departments. At certain
16 junctions when there is a charge from the ZBA to the
17 developer and there are revisions to the plan, we go
18 through that cycle again. Okay?

19 There's also -- it's really helpful to know
20 too that the board is going to be taking in a lot of
21 testimony. And not every time that you hear
22 testimony would they be commenting or giving
23 instructions to the applicant. That's another
24 frustrating detail for the members of the public.

1 But keep in mind, it's very important for you to
2 realize the ZBA is being very diligent about taking
3 that testimony, taking notes, considering everything
4 they receive, and that at critical junctures, they
5 will be giving the project team a charge. And that
6 project team will work with various departments to
7 meet that charge. Okay?

8 There is another resource that is available
9 to the ZBA, and that is outside technical expertise.
10 We call it "peer review." It's called peer review
11 not because the reviewers are anyone's friend, but
12 because they have to have very specialized
13 credentials in the areas that they're covering.
14 These areas would be traffic and parking design, site
15 circulation, site and building design, stormwater,
16 and in some cases environmental issues.

17 Now, there is a gas station across the
18 street. I do understand, by reading the application,
19 there is something from DiPrete Engineering regarding
20 a gas -- a leak from that station. So we might very
21 well -- and I'd actually turn it over -- this is an
22 administrative detail to the ZBA.

23 Staff is going to strongly recommend that
24 there be technical peer review on traffic and parking

1 design as well as site and building design. And
2 because of this issue with the gas station, we would
3 also urge you to have an environmental peer reviewer.
4 We do have a rolling contract with several
5 consultants. We have been speaking on all the
6 projects that we had so far in 2016, and their
7 reports are online. We will be using those
8 consultants again.

9 So in that case, I just want to assure --
10 typically, we have applicants pay for the costs. As
11 Judi Barrett mentioned, we do afford the applicant
12 and the project team to review that and comment on
13 that proposal. But we would like to secure -- at
14 least confirm at this hearing that the applicant is
15 willing to assume the cost for traffic, parking, and
16 site and building design and environmental peer
17 review. The stormwater would be handled by staff.

18 MR. LILLY: Yes.

19 I would like to make one comment. We have
20 tested the water on the site, and it is completely
21 clean. There's no contamination that has come onto
22 the site.

23 MR. ZUROFF: I'm sure your report will show
24 that.

1 MR. LILLY: Yes, absolutely.

2 MR. ZUROFF: Okay. Thank you for agreeing
3 to the peer reviewer.

4 MS. MORELLI: And regarding the stormwater,
5 as my colleague mentioned, there is a waiver request
6 for the stormwater.

7 Now, our stormwater bylaw is actually
8 authorized under the regulations and granted under
9 the Federal Clean Water Act, so there is a mandate,
10 actually, in the provisions, and I'm sure the
11 applicant's team will -- I think they're being really
12 diligent about pointing out the amount of
13 infiltration on the site. And there is a provision
14 in the bylaw that that provision can be waived.

15 I do want to stress that the project team
16 is working very closely with our engineering division
17 about supplying all the requested materials that
18 Mr. Ditto wants to see, and you will hear Mr. Ditto's
19 report on the materials that he's requesting and also
20 his analysis as well.

21 And so that's pretty much it.

22 MS. STEINFELD: And the site visit.

23 MR. ZUROFF: So it's always appropriate for
24 us to have an on-site visit with members of the board

1 and the public, but it will not be a quorum for
2 public comment. It will simply be that we will be able
3 to walk the site and to hear from the developer about
4 the location of the building on the site, how high it
5 will be, whether the trees that are there are going
6 to be removed or retained and so forth.

7 And I say this -- whenever the next storm
8 is is probably when we'll choose the site visit,
9 because it seems we don't have luck with weather.
10 But hopefully it will be a day where we can walk
11 around unimpeded and see it.

12 MS. STEINFELD: Chair, you may want to ask
13 that they stake the property.

14 MR. ZUROFF: Oh, yes. So it's helpful to
15 us to have markings on the site as to where the
16 location of the proposed building will be, if you can
17 arrange that.

18 MR. LILLY: We will. We'll probably spray
19 paint on the pavement.

20 MR. ZUROFF: That would work.

21 So what would be a good time? And I'm
22 asking the members of the board as well. Sooner is
23 better, because we don't know what the weather is
24 going to be. So are we looking after the first of

1 the year?

2 MS. STEINFELD: Perhaps, Mr. Chairman, you
3 should determine when you're going to continue the
4 hearing.

5 MR. ZUROFF: I believe that we've
6 tentatively chosen the 30th of January as our next
7 meeting.

8 MS. POVERMAN: That's fine.

9 MR. ZUROFF: All right. So I can announce
10 formally that the next hearing on this particular
11 matter will be January 30th -- I don't know whether
12 it will be in this room or upstairs -- at the same
13 time, 7:00.

14 So obviously, we would like to be able to
15 visit the site before then. So members of the board?

16 (Discussion amongst the board.)

17 MR. ZUROFF: All right. The 4th at 8:30.

18 MR. LILLY: So the only question that I
19 have is that -- the tenant keeps the building locked,
20 and he just wants to let them know in advance if you
21 want to get inside the building.

22 MR. ZUROFF: I don't think we have to see
23 the inside of the building, as long as we get the
24 exterior. We would want to see all the areas of the

1 exterior.

2 MR. LILLY: Okay. That's fine.

3 MR. ZUROFF: Staff, I didn't ask you. Is
4 that okay?

5 MS. MORELLI: Yes.

6 MR. ZUROFF: All right. So the site visit
7 will be 8:30 on the 4th of January.

8 And I think that concludes the business
9 that we have before us tonight, so this meeting is
10 officially continued to January 30th at 7:00 p.m.

11 Thank you all for coming, thank you for
12 your presentation, and we'll see you on the 4th.

13 (Proceedings adjourned at 8:52 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 3rd day of January, 2017.

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

<p><u> </u></p> <p style="text-align: center;">\$</p> <hr/> <p>\$68,000 36:15 37:7</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1 60:17</p> <p>1.5 12:14,17</p> <p>10 12:4,9,19 14:4 21:17 28:9 29:20 38:24 39:4, 18 42:14,16,18,24 45:8 60:1</p> <p>10-foot 54:13,19</p> <p>100 47:1 56:11</p> <p>105 56:22</p> <p>11 54:9</p> <p>111 4:5 6:6 43:5 57:21 61:23 62:6</p> <p>12 45:8</p> <p>12-inch 54:17</p> <p>131 14:18</p> <p>14 20:22</p> <p>15 21:20 42:12 56:2 63:19</p> <p>16 56:18,21,22</p> <p>18 53:6</p> <p>180 22:13,15,23 25:17 26:8 61:18</p>	<p>180-day 22:20 28:2</p> <p>19 48:21</p> <p>1920s 46:24</p> <p>1968 43:24</p> <p>1969 7:14 9:18</p> <p>1980 44:2 45:21</p> <p>1986 43:14</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2 14:12</p> <p>20 23:3 32:15 34:13,14 37:8 39:6,24 42:6</p> <p>20-foot 54:12</p> <p>2016 67:6</p> <p>2017 5:8 60:17</p> <p>2020 42:4,9</p> <p>24 6:8 54:9</p> <p>240 61:20</p> <p>25 37:5 39:6,24 45:7</p> <p>270 61:12,16,19</p> <p>28,000 44:3</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 13:4 42:1</p>	<p>30 7:12,14 20:24 21:1,5,7, 10 22:2 30:16 36:22 37:24 61:8,11,15</p> <p>300 15:3</p> <p>30th 70:6,11 71:10</p> <p>31 13:1 56:17</p> <p>346 41:21</p> <p>35 56:14</p> <p>37 45:8</p> <p>3D 58:5</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>40 7:11 23:1 45:8</p> <p>40,000 43:24</p> <p>40-something 52:1</p> <p>40A 59:21</p> <p>40B 4:5,13,24 5:1,2,6 7:6, 13,17 9:14,18,23 10:7 11:6,11,14,16 13:8 15:18 16:21 19:3,9,12 20:6 21:4 26:3 28:8,11, 21 32:24 36:7 43:2 57:13 59:20 65:1</p> <p>40bs 57:17</p> <p>45 48:20</p> <p>495 38:18</p> <p>4th 70:17 71:7,12</p>	<hr/> <p style="text-align: center;">5</p> <hr/> <p>50 37:9 51:4</p> <p>500 14:19</p> <p>524 14:20,21</p> <p>524-unit 15:4</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 5:8</p> <p>6-foot 55:5</p> <p>60 61:16</p> <p>65 51:5</p> <p>67- 36:15</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>72-inch 55:1</p> <p>74 45:6</p> <p>75 39:7 56:20</p> <p>7:00 70:13 71:10</p> <p>7:25 4:2</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8.26 58:19</p> <p>8.26.3 58:24</p> <p>80 36:10,19 39:8</p>
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