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Volume II
Pages 1-58

Brookline Zoning Board of Appeals
455 Harvard Street
Comprehensive Permit Application
Harvard Danesh 455, LLC
April 5, 2017 at 7:00 p.m.
Brookline Town Hall
333 Washington Street, 6th Floor
Brookline, Massachusetts 02445

Reporter: Jennifer A. Doherty, CSR

1 APPEARANCES:

2

3 Board Members:

4 Kate Poverman, Chair

5 Lark Palermo

6 Christopher Hussey

7

8 Town Staff:

9 Alison Steinfeld, Planning Director

10 Polly Selkow, Assistant Director

11

12 Applicant:

13 David Danesh, Harvard Danesh 455, LLC

14 Danny Danesh, Harvard Danesh 455, LLC

15 Geoff Engler, Vice President, SEB, LLC

16 Peter Bartash, Associate Principal, CUBE 3 Studio

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1 P R O C E E D I N G S

2 MS. POVERMAN: Good evening. This is
3 the second ZBA hearing for the Comprehensive Permit
4 Application to build a 17 unit building, residential
5 units, four of which would be affordable and about
6 18,000 square feet of retail space at 455 Harvard
7 Street submitted by the Harvard Danesh 455, LLC.

8 In case we didn't mention it at the
9 first meeting these hearings by law and by statute
10 have to take place within a six-month, 180-day
11 period so these sets of hearings, unless there's an
12 agreement by the applicant with us to extend it,
13 have to occur and finish by September 30. So they
14 will occur at least once a month, pretty much,
15 except for maybe the next period where we'll be
16 having some peer reviews done. And at various
17 meetings, various different things will be
18 happening. Sometimes such as at this meeting we'll
19 be having some reports from the Town's boards and
20 testimony from the public.

21 At the next set of meetings we will
22 be hearing from peer reviewers and we'll get into
23 that a little more later. This is one of the
24 hearings where you guys will have a voice and we'll

1 be giving comments as well. And so with that little
2 interview or whatever, introduction, I'm going to
3 turn it over to Polly Selkoe.

4 MS. SELKOE: Good evening. I'm Polly
5 Selkoe, assistant director of Regulatory Planning.
6 Tonight we're going to hear a summary of the
7 Preservation Commission recommendations to the ZBA
8 and the Planning Board's recommendations to the ZBA.
9 Then the Board is going to be taking public
10 testimony.

11 So I'm going to start with the
12 Preservation Commission's recommendation. They had
13 a couple of concerns. I think their biggest concern
14 was the setback of the proposed development to the
15 rear setback line which abuts a single-family house.
16 And they thought with a higher building that it
17 really should be set back more from them. They also
18 thought that the facade that faces Thorndike Street,
19 which is a residential street, should be set back a
20 little bit further and that the facade should have a
21 more residential feel to blend in with that
22 residential neighborhood whereas the Harvard Street
23 facade should blend in with the commercial
24 neighborhood.

1 They also had some concerns about the
2 fact that there will be a demolition of what was
3 originally a Texico gas station constructed in 1935.
4 However, that gas station is neither in a local
5 historical district nor a national register or
6 national registered eligible property, although even
7 if it were, 40B trumps all local Boards except for
8 the Zoning Board of Appeals.

9 However, if the applicant were to use
10 state funds when they develop this property, then
11 they would be subject to the Secretary of Interior
12 standards for historic preservation by the
13 Massachusetts Historic Commission which technically
14 would require just documentation of the building,
15 let's say photographs that would preserve what it
16 had looked like.

17 MS. POVERMAN: Isn't that the case
18 here?

19 MS. SELKOE: That is the case here.

20 MS. POVERMAN: State funding.

21 MS. SELKOE: I don't know that.

22 MS. POVERMAN: What entity will be
23 funding the project? All private funding?

24 MR. ENGLER: The letter was issued

1 from Mass. Housing but there will be no state
2 funding, it's state subsidy. There is not going to
3 be any subsidy, get a construction loan from an NEF
4 Member Bank which is one of 300 banks, Brookline
5 Savings, any number of local -- Eastern Bank and so
6 we read the letter. We're comfortable with what
7 their recommendations are

8 MS. POVERMAN: Are you willing to
9 follow the recommendations of recording --

10 MR. ENGLER: Yes, recording and
11 whatnot.

12 MS. SELKOE: I think you would have
13 that as a condition. The last thing the
14 Preservation said that they're very pleased that
15 we're going to have retail space on the ground
16 floor. Those were their comments. The Planning
17 Board --

18 MS. POVERMAN: Hold on one second. I
19 forgot to introduce myself and my colleagues. I'm
20 Kate Poverman. Mr. Chris Hussey is to my left and
21 Ms. Lark Polermo is to my right and we have a new
22 court reporter -- well, new to us, court reporter
23 today, Jennifer. She is not as familiar with our
24 cast of characters as Kristen was, so we have to be

1 sure to introduce ourselves when we talk. When we
2 get up to the podium, state your name clearly, spell
3 it if you can and try not to interrupt each other.
4 Very well. Thank you.

5 MS. SELKOE: The Planning Board had
6 several recommendations as well. I'll start with
7 their suggested design changes which were very
8 specific. Of course we will be engaging a design
9 peer reviewer, and these comments will be passed on
10 to him and he may or may not agree with them, but
11 the Planning Board felt that the heavy cornice that
12 was on the top floor should be moved down to the top
13 of the third story.

14 MS. POVERMAN: Could we have a
15 picture?

16 MS. SELKOE: Yes. I had asked them
17 to bring the slides which Peter has obliged us.

18 MS. POVERMAN: That would be
19 fantastic if we can see it all at the same time.

20 MS. SELKOE: Right. You'll see at
21 the very top of the building there is a fairly thick
22 cornice and the suggestion was to bring it down on
23 top of the brick, which is the third story, to lower
24 it.

1 They also recommended that the
2 setback of the top floor be increased and that the
3 decks which are on the rear -- Peter, if you want to
4 show us those -- should be decreased in size. They
5 were pointing out the decks were just as big as the
6 units on that floor. It really didn't need to be
7 that big.

8 There is also a stair on the top
9 floor which they suggest it could be pulled in more
10 so that's a little hard see, but they thought the
11 setback along Thorndike -- if you want to show
12 Thorndike -- facade could be increased slightly.
13 And they also thought that they should consider
14 relocating the residential entry from Harvard Street
15 to Thorndike Street.

16 Then the Planning Board also had a
17 number of things that they thought if the applicants
18 submitted them will be helpful to this Board. They
19 thought a site plan showing the abutting structure
20 at 78 Thorndike putting the dimensions of the
21 property line setback of the other homes on both
22 sides of Thorndike should be provided.

23 They thought that key site sections
24 with context including the abutting house on the

1 other side of Harvard Street should be provided.
2 Scale street elevations extending further along on
3 Harvard Street that they divided and an electronic
4 3D model surrounding context including site lines in
5 both directions on Thorndike and Harvard at
6 pedestrian and second story levels.

7 The abutting building could be shown
8 in gray cues drawn to scale and there should be
9 figures on the model that would show pedestrians so
10 that you can see what the relationship to the human
11 scale to the building was.

12 Their last comments were more
13 general. They believe that the applicant should
14 provide to you a trash plan and that depending on
15 what use there is on the ground floor level they
16 might give us a couple different scenarios. The
17 Planning Department has recommended to the
18 development team that they speak with Pat Maloney of
19 the Health Department to submit a trash plan with
20 him and meet and discuss it because he usually has
21 some very good recommendations.

22 And then the very last had to do with
23 traffic and parking. And it was felt that the there
24 should be some more evaluation of cars turning onto

1 Harvard Street and Thorndike, both ways, because the
2 traffic report that they submitted looked at the ins
3 and outs from Thorndike into the garage, but it
4 didn't address traffic going onto Harvard Street.

5 We mentioned at the last meeting that
6 the loading area should be described more fully and
7 actually in a meeting today they explained that
8 they're not just going to have a loading area on
9 Harvard Street, they will have two parking spaces
10 with two meters and that can serve as a loading bay
11 at certain hours of the day such as the very early
12 morning hours and the evening hours and that
13 therefore deliveries for the retail establishments
14 would have to be scheduled and of course people
15 moving in or out would also have to schedule those
16 deliveries as well.

17 So with that, unless there are any
18 questions, I'm finished with my presentation.

19 MR. HUSSEY: I would like to
20 reenforce the request for a site plan showing the
21 adjacent residential building of the abutting
22 streets pure cuts and what have you. I had that on
23 my list last week to ask.

24 MS. POVERMAN: Since we don't have

1 our helper, Karen, here, she has the gall to be on
2 vacation, do we rely on you, Polly, to make sure
3 that we get all these items from the applicant?

4 MS. SELKOE: Karen and I and Alison
5 are all working together, so we will make sure that
6 you get everything on the lists for you.

7 MS. POVERMAN: Fantastic, and sooner
8 rather than later will be good. We'll discuss the
9 context in a little bit and not giving up anybody's
10 questions right now.

11 Timing will be a question because
12 when we would want them in terms of timing of our
13 next meeting is something I want to discuss later
14 on.

15 MS. SELKOE: Certainly when the
16 design reviewer and peer reviewers and traffic peer
17 reviewer is on board, it seems to me that
18 information would be very helpful, and of course
19 partners are working on the scope for that and we
20 have to run it by the development team and then
21 engage those peer reviewers. So that's going to
22 take a couple of weeks, so if we can get that
23 information within two weeks, I think that would be
24 very helpful.

1 MS. POVERMAN: I'm going to ask your
2 indulgence that we go through the meeting, we listen
3 to everybody, we give our comments and at the end I
4 will sum up my list of what we think we need and
5 give it to you and wrap it up in a package.

6 MS. SELKOE: Thank you.

7 MS. POVERMAN: Right now I would like
8 to get some comments from everybody in the
9 neighborhood and then comments from my colleagues.
10 If people want to get up and talk,
11 they're more than welcome to. I'd ask that you
12 identify yourself and speak slowly.

13 MS. SELKOE: It goes a little faster
14 if everybody will get in line at the wall and just
15 come up one at a time.

16 MS. POVERMAN: Hello, old friends.

17 MS. SHAW: I'm Sloane Shaw of 18
18 Thorndike Street.

19 MS. POVERMAN: Hold on a minute. As
20 the chairman of previous meetings have said, if
21 you're going to say the same thing, you're more than
22 welcome to but you can say, "I agree with Sloane"
23 and move on but we're happy to hear anything you
24 have to say. Thank You.

1 MS. SHAW: Back in November when we
2 were meeting I know the developers mentioned that
3 they want to meet with the neighborhood, but there
4 have been no meetings planned with the neighborhood
5 and the neighborhood has a lot to say and I'm
6 wondering when those meetings are going to be so
7 that we could sit down and talk face to face about
8 the building. That was something -- a question that
9 I have. I didn't know if I have a date for when.
10 It would be nice to have something in more advanced
11 notice so that we can plan because a lot of people
12 couldn't come tonight from the neighborhood but
13 there's a lot of concern.

14 This is very large project and I know
15 that you've shown concern with the neighborhood and
16 talking about the neighborhood but we have specific
17 issues that we would like to discuss. And one of
18 the main issues that I was thinking about is the
19 traffic coming out of Thorndike onto to Harvard.
20 People have had accidents there with bicycles, with
21 pedestrians going. It's not a safe area. There was
22 somebody across the street at -- and I don't have
23 all of the different records, but it's a very, very
24 busy, hectic neighborhood getting out onto the

1 street. In fact it's so busy that many people go
2 around and don't go out Thorndike because it's so
3 busy and the street was made into a one-way street
4 at Clarence Street because there was so much
5 traffic. That's why it's one way going down to
6 Commonwealth Avenue because there was so much
7 traffic. I've been there since my son was born, so
8 I've been there since '81, and there has been a lot
9 of problems with that neighborhood and going up that
10 hill. So that's something that's a big concern is
11 traffic.

12 And the scale of the building of
13 having such a large building going out to
14 Thorndike -- you mentioned that you wanted to put in
15 grass and trees, but you're taking away the trees by
16 putting the building out to the very edges and the
17 other large buildings that are not as big as this
18 have space inside for green, for a feeling of
19 neighborhood, so that's something that concerns me
20 as well. It's taking away all the green and
21 blocking out the sun is basically what it does by
22 being that large.

23 MS. POVERMAN: Thank you.

24 MR. LEPSON: My name is Bob Lepson, a

1 36 Thorndike Street resident, which is on other side
2 of Harvard Street but we certainly come out of
3 Harvard Street very, very frequently. So I agree
4 100 percent about the issues having to do with
5 setback, especially the issues having to do with
6 setback with the house just behind property.

7 It feels like the building is trying
8 to put too much into too small of a space, is what
9 it feels like. I think that's one of the biggest
10 issues.

11 Coming out of Thorndike Street the
12 traffic, again, I would tend to agree. Currently
13 when you are coming from Thorndike Street and making
14 a right turn onto Harvard isn't such a big deal, but
15 going across Harvard, continuing onto Thorndike or
16 trying to make a left onto Harvard towards Coolidge
17 Corner is incredibly challenging even today when
18 there is a wide open site line, that building there
19 will prevent cars from seeing down towards
20 Commonwealth Avenue and will become increasingly
21 problematic. I've said this for years, been a
22 resident there since 1991, that there needs to be a
23 traffic light there. There is so much activity and
24 so much both pedestrian and auto activity that it's

1 become increasingly difficult to sort of navigate.

2 Another point that these folks made
3 last week when they were talking about not going six
4 stories and only going four and having it fit with
5 the rest of the feeling of Harvard Street. I would
6 fundamentally disagree with that. There is no
7 building anywhere near that spot that looks like
8 that. Go up to Naples so you have to pass -- that's
9 Thorndike. Then you have Coolidge and then you have
10 Fuller and until you get to Naples do you have
11 buildings that are anywhere near that height.

12 And in the other direction you have
13 to go down towards -- on the opposite side of the
14 street you have go down passed Rubin's which is
15 basically in Allston where you have buildings that
16 are like that. It's this large entity that's kind
17 of stuck down and there is nothing around it. All
18 the other buildings between Thorndike and Naples are
19 one story. That's it. There is not two, not three,
20 and certainly not four. So it's very, very out of
21 character with the immediate surroundings. So it's
22 really the traffic, the setback, and the fact that
23 it is just so out of place relative to the
24 surrounding structures. Work needs to be done in

1 order to -- if you have to do it, we have do it, but
2 it can't be like this. Thank you.

3 MS. POVERMAN: Thank you.

4 MS. LONGINEZ: Victoria Longinez 16
5 Verndale Street. I agree with everything that's
6 already been said. I am completely opposed to this
7 building, not affordable housing, but the location
8 and the design and scale of this building I think
9 are all inappropriate for this location in
10 Brookline.

11 The design of the building really is
12 just a generic -- it seems to me just the most basic
13 scaled-down, generic-looking structure with no
14 appeal, no interest. The design is, in my mind,
15 very bad, basically an eyesore.

16 I had hoped that the gas station
17 that's currently there could be preserved as a part
18 of the Kennedy era in Brookline. The National Park
19 Service supports preserving those kinds of
20 structures and even has a link on its website, and
21 you know, I really mourn the fact that that quaint
22 little building is going to be bulldozed.

23 When the committee who designed this
24 was speaking last week, they mentioned something

1 about not being able to accommodate the low income
2 residents in some areas of the building, as I
3 recall. They couldn't have access to a common area
4 within a design of the building. Is that something
5 I misunderstood.

6 MR. ENGLER: May I approach?

7 MS. POVERMAN: Why don't you give us
8 your understanding. I'm not sure what you're
9 talking about and maybe Mr. Engler, because I don't
10 have the understanding consistent with what you're
11 saying either?

12 MR. ENGLER: Geoff Engler, for the
13 record, from SEB. Speculating perhaps there was a
14 little bit of confusion that we had two private
15 decks, patios, associated with two units. So
16 technically the people that qualify for the
17 affordable units won't have access to that but
18 neither will all the market units that aren't any of
19 those two units, so there's is not any area of the
20 building that are common that are not accessible to
21 all 17 future residents. There happens to be two
22 units that have an outdoor patio because the
23 building is lowered in the back of the building in
24 an effort to have it be more transitional to

1 Thorndike. So I could be wrong, but I'm speculating
2 that may be where the confusion came in.

3 MS. LONGINEZ: Thank you. That's
4 what I was concerned about. The reason I brought it
5 up is I didn't want this structure, if it must be
6 built in some form, to have the corridor and the
7 regular door aspect to it, and that set up alarm --
8 set off alarm bells in my mind when I heard that. I
9 wonder if there is some way that the building can be
10 redesigned so that the patios that are going to be
11 going at market rate units could be made into some
12 sort of shared space by all of the residents of the
13 building with some sort of stairway, elevator
14 access, repositioning of them so that this building
15 really has an embrace of the market -- of the low
16 income residents.

17 I'm concerned about the loss of
18 trees, green space. That's something that to me is
19 non-negotiable with any structure in Brookline. One
20 of the reasons I moved here was because of the
21 trees. I used to live in Allston and I looked down
22 Harvard Street longingly at the tree-lined streets
23 of Brookline and this has eradicated those trees.
24 If they're not there now, they could be there and

1 should be there.

2 I had experience with stackers for
3 parking and they're dangerous, and I'm wondering if
4 you're going to have an attendant to protect people
5 with the stacker spaces.

6 I wonder also what kind of shops and
7 retail tenants are being planned for the building
8 and how they're going to enhance the residential
9 experience in the neighborhood.

10 I'm also wondering what kinds of low
11 income residents you want to serve with I think one
12 bedroom apartments.

13 MS. POVERMAN: The ratio is -- it's a
14 lottery for low income tenants and there are ratios
15 specified as to three bedrooms, two bedrooms, et
16 cetera. It's not up to the applicant to decide.
17 It's a statutory determination as to percentages of
18 low income.

19 MS. LONGINEZ: As I recall, all the
20 low income units are one bedrooms.

21 MS. POVERMAN: A certain percent has
22 to be three bedroom, like ten percent? So, yeah.

23 MS. LONGINEZ: It's a mix of one,
24 two, three bedrooms?

1 MS. POVERMAN: Yes.

2 MS. LONGINEZ: That didn't come
3 across to me last week. I have a lot of other
4 concerns but I'll finish.

5 MS. POVERMAN: I did read your letter
6 and I can't remember if you were the person.
7 Someone was concerned that because this was one of
8 the smaller 40Bs in town that it might get less
9 attention. That's the not case. It will get just
10 as much attention as the bigger 40Bs. We take them
11 all very seriously.

12 MS. LONGINEZ: That wasn't one of my
13 concerns, but it certainly is. I hope this will
14 become an even smaller 40B.

15 MS. POVERMAN: Thank you. If you can
16 hold off on your applause. I know everyone gets
17 enthusiastic but it probably will best not to
18 applaud. Thank you.

19 MS. VANDERKAY: I'm Judith Vanderkay.
20 I live at 16 Columbia Street which is across Harvard
21 Street. I'm the second house in. I'm a town
22 meeting member in Precinct 9 and a library trustee
23 and I agree with everything that's been said so far.
24 I am monumentally opposed to this building as being

1 wildly oversized and inappropriate.

2 I'm also actually rather attached to
3 that little building. I've lived in the
4 neighborhood for 34 years now, and it's really been
5 improved. I think it got a Preservation Commission
6 award when it was first rehabbed for the Be Good
7 Restaurant, and I think it's been pretty well
8 maintained since then except for the unfortunate,
9 partially constructed shed and the container that
10 has been allowed to sit there on the lot.

11 But more importantly this little
12 building doesn't stick its thumb in your eye. It
13 just lets you enjoy the sky, the vista, lets you see
14 around the corner. The proposed building will set
15 the sky out of the lives of the abutters who are
16 present now, I see. And I think that is a terrible
17 thing to do to the residents of this neighborhood.

18 I will have my sky sucked out but I
19 will have it made smaller. I will be able to see
20 less sky and whatever from my upstairs windows and
21 my backyard not to mention enjoying the additional
22 traffic that the residents and the deliveries and so
23 on will bring to my neighborhood.

24 And I would also like to pose a

1 question: What if Shumone, who owns the gas station
2 on the other corner of Thorndike and Harvard
3 there -- what if he decides to develop his property
4 as I believe he might be thinking? What happens to
5 the traffic then?

6 Right now you exit the gas station
7 pretty much opposite where you would enter or exit
8 this building, and I think that's really asking for
9 trouble if there are too many cars trying to get in
10 and out of two small spaces as presumably there
11 would be if there were another gargantuan building
12 on the corner opposite. I have a lot more to say
13 but I'll write you letter too. Thank you.

14 MS. POVERMAN: Thank you

15 MR. GROSSMAN: My name is Richard
16 Grossman. I live at 122 Thorndike Street, and my
17 wife and I bought that house 37 years ago, so we
18 raised all four of our children there.

19 I have to say the building from my
20 perspective, from my aesthetic perspective is just
21 completely inappropriate in this neighborhood that I
22 have so enjoyed for basically my whole adult life.
23 I just can't even imagine walking down the street
24 and seeing something as plain and whatever as this

1 building. I knew the previous gas station people
2 that owned the place, but the main reason that I
3 want to -- because, you know, those are my own
4 views. I share the views of all the people that
5 have spoken so far.

6 The main reason that I want to talk
7 about this, however, is I have been traversing that
8 intersection for 37 years, and that intersection, as
9 has been spoken before, is not save as it is now. I
10 avoid it. My wife avoids it. My children when
11 they're driving through avoid it, and I can tell you
12 probably 20 years ago I was driving on Harvard
13 Street from the north heading south, and I was going
14 to drive to Coolidge Street to make a left turn so I
15 can get to my house, and somebody came through that
16 intersection, obviously did not see me, and
17 broadsided me. She got a -- obviously the police
18 came and she got a ticket and all of that kind of
19 stuff because she was supposed to stop at the stop
20 sign there.

21 But there have been so many near
22 misses in my lifetime living in this neighborhood.
23 The way that it is now, if you block vision even
24 more, as this will do, it's going to be an

1 impossible intersection. So I just want to -- from
2 a safety perspective, I just want to point out it's
3 no longer going to be a viable intersection for
4 those of us who live on the street and who traverse
5 that intersection all the time. That's all I need
6 to say. Thank you.

7 MS. POVERMAN: Thank you.

8 MS. HARRIS: My name is Marion
9 Harris. I live at 82 Thorndike Street, so I'm one
10 house away from this proposed development, and I'm
11 very concerned about the building as it's currently
12 described. I have a few different concerns. One is
13 just the scale. I think it's massive and too big
14 for the neighborhood. It affects the view from my
15 third floor window. I can't imagine what it would
16 do to the immediate neighbors where the proposed
17 building is five feet away from their property line.
18 I think a 35-foot shear wall right next to your
19 house is too much burden for sort of one individual
20 family to bear for a 40B. So that's one concern
21 that I have.

22 I'm concerned about the traffic. I
23 agree with everything that's been said so far about
24 traffic. This intersection isn't safe as it is. I

1 have two small children. I know there are many
2 other small children on the street. Some other
3 mothers about to talk. So I'm concerned about
4 crossing that intersection. There are cars already
5 that come very quickly down Thorndike Street to come
6 to the gas station, many from the car dealerships
7 but they come very quickly down Thorndike Street and
8 adding to that traffic I think would be a detriment
9 to the safety of the street.

10 And I'm concerned about the sight
11 lines for turning onto Harvard Street. I'm
12 concerned about the sight lines, actually, of the
13 cars coming in and out of the parking structure, so
14 it was discussed last week that it doesn't take a
15 pedestrian very long to stop, which is true, but if
16 you're a small child and not paying attention, I
17 think that's an issue that needs to be considered
18 with increasing cars coming in and out of that
19 building whether they can really see what's going on
20 and whether they're sort of required to slow down
21 and look at what they're doing.

22 And I'm concerned about the noise
23 that the potential parking stackers may make in the
24 neighborhood. I guess that sort of sums up most of

1 my concerns. I'll leave it to other people to carry
2 on. Thank you.

3 MS. SCHLADDER: My name is Tonya
4 Schladder of 121 Thorndike Street. I've lived there
5 for a little over 16 years with my husband. We have
6 two children.

7 I wrote a letter when I first heard
8 about this project. It's dated November 17, 2016.
9 I addressed it to Ms. Morelli and it hasn't been
10 posted on the site so I brought a copy of it with me
11 today because I see that others have written
12 letters, which is awesome, and they have been
13 posted. This one has not.

14 My concerns really fall into two
15 primary categories. Number one, is as you can see
16 clearly from this picture but you can't really
17 experience the way that I experience it every day is
18 that a primary characteristic of this intersection
19 in this neighborhood that's called JFK Crossing,
20 it's got a personality and a primary characteristic
21 of that personality is this one-story storefront,
22 was a row of one-story storefronts, all of these
23 Victorian homes. You can see the tops of them over
24 these buildings, and it's a very nice feeling to the

1 neighborhood as I go up Thorndike Street many times
2 a day. You go from this beautiful neighborhood and
3 you can see along up the street, you can see up the
4 hill, Summit Hill, and having these storefronts be
5 one story is a primary characteristic of the flavor
6 of this neighborhood.

7 So obviously a four-story building is
8 going to interfere with that. So aesthetically it's
9 too tall. As others have noticed, it's a very
10 ordinary building. It has no character. It has no
11 design thought. It's offensive really to all of us
12 who take care of our property. We maintain these
13 historic homes. We care about the aesthetics of the
14 neighborhood. We plant things. We water things.
15 Our children scooter along these streets and we
16 deserve a better building.

17 The other primary problem that
18 affects me multiple times a day, as other people
19 stated, is the traffic. It is extremely difficult.
20 I encourage all of you to drive any time of the day
21 up Thorndike Street as I do and try to get across
22 Harvard Street. It is challenging. It's
23 challenging if you're going straight. It's
24 challenging if you're turning, and obviously this

1 would add to the traffic and the congestion in the
2 area. It's just -- there is no benefit. Thank
3 you.

4 MS. POVERMAN: Thank you.

5 MS. SCHLADDER: Is there someone I
6 can give my letter to?

7 MS. POVERMAN: Polly?

8 MS. SELKOE: Just hand it to her and
9 she can -- thank you.

10 MS. COBB: My name is Christina Cobb
11 and I live at 91 Thorndike Street with my husband
12 and two children. We are a few houses up on the
13 opposite side. We're kind of diagonally across from
14 the proposed building.

15 So I first of all say thank you for
16 hearing our thoughts tonight, and I think that one
17 of the amazing things about living in Brookline is
18 the diversity, the cultural diversity, the
19 socioeconomic diversity. So although I see the
20 value of the 40B program, I think that this building
21 does not take into account the rest of the needs of
22 the neighborhood.

23 I agree with everybody about the
24 aesthetics of the building. I think it's not in

1 keeping with the rest of the neighborhood, but I
2 would like to focus mostly on the safety.

3 As everyone else has said, this
4 intersection is already extremely dangerous. There
5 is a gas station on not one corner but two corners.
6 There is a lot of traffic coming in and out. There
7 are two entrances to each of those gas stations, so
8 that's already kind of two entrances on the
9 intersection. There are then in four entrances --
10 there's the four-way stop. There is those entrances
11 and then we're proposing adding another entrance
12 into this one area.

13 As it is when you drive up Thorndike
14 Street to Harvard, there is often a traffic jam at
15 the end because there are cars trying to exit the
16 gas station. When there are cars parked on the left
17 side of the street, on my side of the street, coming
18 up there is not enough room for two cars to pass.
19 Usually one has to pull over and one has to get by,
20 so constantly you're pulling over at the top of the
21 street and waiting for cars to come so you can get
22 down the street.

23 There is really not enough room for
24 two cars to pass. I don't know how having cars

1 enter in on the other side of the street is going to
2 work. It seems like there is going to be more of a
3 traffic jam.

4 And in addition, it's busy. You
5 can't cross there in your car. It's extremely
6 difficult to get across. I usually go around the
7 light at Fuller Street if I need to get across, and
8 I don't let my children cross there. It's extremely
9 dangerous. I tell them never ever cross there.
10 There's been a lot of near misses at that
11 intersection and I tell them to walk up the street
12 toward a safer intersection.

13 I guess that's it. I hope that the
14 safety concerns especially will be taken into
15 account as well as the aesthetics. Thank you.

16 MS. POVERMAN: Thank you.

17 MR. LEPSON: Sorry for the coming
18 back. Bob Lepson, 36 Thorndike. One additional
19 thought I forgot to mention before has to do with
20 the affordable aspect of 40B projects which I'm in
21 favor of. I think affordable housing is critical in
22 this town. We need more of it, so no issues there.

23 My understanding of 40B though is
24 that these units in terms of their affordability

1 have an expiration date. Four, five years,
2 something along those lines?

3 MS. POVERMAN: The Town requires
4 them.

5 MR. LEPSON: Not all 40Bs are like
6 that, but this one in particular.

7 MS. POVERMAN: The Town requires they
8 all be in perpetuity.

9 MR. LEPSON: Great. Thank you.

10 MR. SHAW: My name is Jesse Shaw. My
11 family has lived on 88 Thorndike Street which is two
12 houses over from the apartment complex that's going
13 to built. I agree with the rest of what everyone
14 said about traffic. Traffic to me is -- you know,
15 growing up in that neighborhood it's like everyone
16 said, it's very, very congested. Sometimes I
17 usually go to Abbottsford Road to cross over because
18 Thorndike is so hectic.

19 My main two concerns are really the
20 noise pollution and then also the devaluation of
21 what it's going to do to every home that's in that
22 proximity. For instance, the Campbells who live
23 right behind the house, we have a big wall. No
24 one -- people are less inclined -- it brings down

1 the value of your home. And every house on
2 Thorndike has some type of architectural features
3 like Dorian and Corinthian pillars, stained glass,
4 so when the house -- when the neighborhood was
5 originally made, it came together with this intent
6 of having architectural features throughout the
7 neighborhood, and that's why people are drawn to
8 that neighborhood to live in a historic community, a
9 historic neighborhood.

10 And my concern with the house like
11 this -- with an apartment complex like this one is,
12 it's just way too big. It's too tall and it blocks
13 the light from our house. It looks like it's going
14 to.

15 Also having -- Brookline is known for
16 having those beautiful storefronts that are just
17 small and quaint, and then like somebody else said
18 you can see the Victorian homes across which is
19 really aesthetically pleasing. So my issue with the
20 home -- with the apartment is if it's going to be
21 built, I think the four stories is just too
22 excessive and unnecessary.

23 So like everybody said, it seems like
24 this inflated building that doesn't have any

1 character, and so being that neighborhood just
2 lowers the quality of the rest of the homes, and I
3 feel like if somebody is building an apartment
4 complex, you guys are going to be making a lot of
5 money doing that, but everybody else around that is
6 going to lose money and no one in the community
7 really is for this building.

8 So I'm curious why it has to be so
9 large, and if it can be toned down so it can work
10 with the community and then the community can
11 support it. Those are my concerns.

12 MS. POVERMAN: Thank you. Would
13 anyone else like to say anything? Board members,
14 would you like to start discussing issues, making
15 comments?

16 What I would like to do by the end of
17 this meeting is to let the applicant know what we
18 think are the most serious things that we would like
19 work on because I'm finding in some of them the 40B
20 things we've been working on, there have been
21 reports from the peer reviewer, then it's like,
22 Yeah, this is what we really care about. And it's
23 almost likely to get the cart before the horse.

24 So if possible, we could say our true

1 feelings about things and emphasize what we care
2 about most, and I do not mean leaving out details
3 but at the end sort of wrap up. The biggest charge
4 is we want to send the applicant away with and to
5 focus on and a peer reviewer will know that too.

6 MS. POLERMO: I have a question. We
7 complete this hearing and the next one -- have we
8 scheduled the next one?

9 MS. SELKOE: Well, you'll have at the
10 end of this hearing, you have to continue this
11 hearing and we're suggesting you continue to May 15
12 in order to give the peer reviewers time to prepare
13 the reports and present them at that meeting.

14 MS. POLERMO: That's what I want to
15 know. So the next meeting will be the
16 presentation.

17 MS. SELKOE: There is also a site
18 visit.

19 MS. POLERMO: I know that, right.
20 But the next meeting here will involve getting the
21 report from the peer reviewers.

22 MS. SELKOE: That's correct.

23 MS. POLERMO: I guess I wanted to
24 know that because I really do value the peer

1 reviewers' opinions and they help me focus on what
2 issues we should pay close attention to. I'm not
3 sure that the developer is -- I mean, we can
4 certainly ask if they would undertake any sort
5 general design suggestions at this point. I don't
6 know.

7 MS. POVERMAN: I'm not saying, you
8 know, do this before the site developer looks at
9 something -- or rather peer reviewers, but rather
10 let them know these are big concerns so that the
11 peer reviewers knows what they're looking at. So
12 I'm going to jump out there and say the project is
13 too close to that house on Thorndike. That's
14 something, for example, I think is very important
15 that the peer reviewer and the developer knows. So
16 if we didn't theoretically mention that, I didn't
17 want us to come up in four months and all of a
18 sudden say, We care about that setback, and there
19 has to be a whole lot of scrambling because we
20 didn't say it before.

21 MR. HUSSEY: My tendency is to wait
22 for the peer reviewers. I think the immediate
23 concerns that come to mind is clearly the traffic in
24 that area and whether you can -- what the sight

1 lines are going to be not only from the garage
2 coming in and out but the sight lines from Harvard
3 Street up Thorndike Street. I think those issues
4 need to be looked at by the traffic peer reviewer.
5 And I do feel that -- I think a little bit more
6 setback probably to get some landscaping would be
7 good to do, especially between the back of the
8 building and adjacent to the house.

9 MS. POVERMAN: So what I would like
10 to do is just go through and talk among ourselves
11 some of the issues and ask questions.

12 MR. HUSSEY: Ask questions of who?

13 MS. POVERMAN: Of the developer or
14 talk amongst ourselves. And so say things like
15 that, but end up hopefully with a little bit of
16 direction. Not making any -- let's just talk and
17 see where we get.

18 MS. POLERMO: I guess, Kate, Chris
19 and I may have the same perspective. I'm very
20 pragmatic and what I mean by that is we can sit here
21 and talk but what is the point because unless the
22 developer is prepared to start making changes, and
23 if we're not informed enough without the peer
24 reviewers and we send them in the wrong direction,

1 what are we accomplishing if we just talk right now?

2 Of course you can ask whatever questions you have.

3 MS. POVERMAN: Take, for example,
4 colleagues, what do you think about the five-foot
5 setback, the border of the house with --

6 MS. POLERMO: My take on these
7 projects is to look at the big picture first and to
8 understand what the developer did and why and take
9 it in a whole context.

10 To give you a very specific example,
11 Chris pointed out at the last meeting and a number
12 of people here have also pointed this out, this is
13 clearly going to impact the ability for people to
14 see, and when they're in their cars driving down the
15 street, obviously that's an issue. How that issue
16 is addressed could impact other setbacks. It's like
17 a puzzle and I guess I feel it's premature for me to
18 give any direction without a little more guidance
19 from our peer reviewers and without a little better
20 understanding of how we got to where we are today.

21 That would be my approach, but again
22 of course, if you have questions, you know...

23 MR. HUSSEY: The only other issue
24 that I've got is there is a question. We're going

1 to hear from the Building Department at some
2 point.

3 MS. SELKOE: Typically if you have
4 questions for the Building Department, especially
5 about building code issues, I'm sure they would be
6 happy to come and address them, but we hadn't
7 planned to.

8 MR. HUSSEY: I think the one question
9 I have is when you're that close to the lot line,
10 not on the public side but on the private side,
11 there are building code limitations on how you
12 treat -- what the materials are and how you treat
13 the windows because of fire protection. I would be
14 curious to see what their take is on that.

15 MS. SELKOE: I do know that if it's
16 five feet away, there may be certain things that
17 they have to do, but those things can be done, what
18 have to be done to meet the state building code.
19 Their 40B project is not exempt from the state
20 building code, but I certainly could get that
21 information for you as well.

22 MR. HUSSEY: I think I would like to
23 know about that because it affects the fenestration.
24 The design issues that a lot of people brought up is

1 very personal, and the developer could make changes
2 or not and still there are going to be people that
3 are going to be unhappy with the materials and the
4 style of the architecture and what have you. So I
5 think that's a tough one. Again, I would like to
6 hear what the peer reviewer has to say about the
7 materials and the general aesthetic of the
8 project.

9 MS. POVERMAN: Lark?

10 MS. POLERMO: Again, I'm really
11 dependant on the expertise of the peer reviewers and
12 incorporating what the residents have identified as
13 their issues into what the peer reviewer can give us
14 as sort of an objective analysis of how to deal with
15 these issues, is the step I need before I'm ready to
16 go too much farther.

17 The only question I have is one of
18 the residents suggested that the developer has had
19 no meetings in the community, and I would ask why
20 and whether something like that could take place
21 between now and our next meeting because that is a
22 surprise. That's highly unusual that there have
23 been no meetings with the community.

24 MS. POVERMAN: I think Geoff has his

1 hand up. Maybe we can hear from them whether they
2 have had previous meetings.

3 MR. ENGLER: For the record, Geoff
4 Engler from SEB. I'll address that and a couple
5 other points. For one, absolutely what I would
6 suggest is if the neighborhood designate one point
7 of contact, I'll be happy to give my card and then
8 maybe we can coordinate a time that would work for
9 the neighbors and identify a location and would be
10 happy to coordinate that meeting, and we'll do that
11 immediately. Definitely I think before May 15 is
12 very realistic if that is when the next public
13 hearing will be.

14 Two, a couple points tonight. I
15 think it's advisable to wait, as you're suggesting,
16 to get the benefit of the peer review to provide us
17 with guidance collectively from the peer reviewers,
18 from the Board. We have the benefit of the
19 neighbors from -- the benefit of the letters, excuse
20 me, from the Planning Board and from the Historic
21 and then start to synthesize all that information as
22 we move forward to the next iteration.

23 I think it's premature for us to
24 start making changes before we hear what the

1 professionals have to say that the Town is paying
2 for and respecting that opinion and I think it's
3 been a valuable exercise on the other 40Bs.

4 I don't want to go into all the
5 comments we've heard. One I take great sensitivity
6 to, because it's my business and my firm has been
7 involved in 15,000 units of affordable housing, and
8 there is not one study anywhere that shows mixed
9 income housing devalues property anywhere. It's not
10 under consideration under 40B. It can't be looked
11 at by the courts and is frankly untrue.

12 MS. POVERMAN: Wait, wait. We're not
13 going to get into that, and frankly even if it did,
14 it would not be something we would consider here.
15 It's not under consideration. It is not our
16 discussion. No use to going into it here.

17 MS. POLERMO: I actually don't think
18 that anyone accused them of that. I think that the
19 issue was the design of the building, and its
20 proximity to the house. It had nothing to do with
21 affordable housing. That's what I heard.

22 MR. ENGLER: I think the gentleman
23 from 88 Thorndike had a different characterization.

24 MS. POVERMAN: That's enough. Thank

1 you.

2 MR. ENGLER: With regards to traffic,
3 I think it's important to understand a couple
4 things. One, under 40B, it's not the responsibility
5 of the applicant to solve existing traffic problems.
6 We certainly will take very seriously the peer
7 reviewer and things that we can do to help with the
8 situation. I think it's important to understand the
9 context of what we're talking about here relative to
10 traffic. We're talking about 12 parking spaces.
11 I'm not a traffic engineer but I've sat through
12 enough of these. That basically equates to on
13 average, let's say 60 vehicle trips a day. There is
14 a restaurant there that's operating that I don't
15 know this, but I would suggest it's probably close
16 to that. Moreover, my clients by right could do a
17 gas station that would have 500 vehicle trips a day.

18 So the proposed use here relative
19 from a volume standpoint is going to be less than
20 what could be done as of right, so if we want to
21 talk about the pedestrian safety and signage and
22 other things that can help improve the situation,
23 we're all ears and we're happy to help, but to
24 characterize this project as having this huge influx

1 of traffic that's going to negatively impact the
2 area, it's just not true, but don't take my word for
3 it because the Town has a peer reviewer that will do
4 that analysis, but I can pretty much feel confident
5 saying that is going to be part of the -- it will be
6 indicated as much.

7 Architecture is subjective. I
8 understand people feel strongly about architecture
9 in this neighborhood and what makes Brookline great
10 is people are passionate about their neighborhood.
11 They should be. We're open to ideas and suggestions
12 as we move through. To suggest, and he can defend
13 himself, but Cube3 is one of the most respected
14 multi-family architects in Massachusetts. They've
15 done a lot of things. So I understand some people
16 aren't thrilled with it, but I feel very confident
17 saying that we will, as on other 40Bs which he's
18 been involved in Brookline recently, we will be open
19 to Mr. Bulmer's suggestions and other people's
20 suggestions on architecture as we move forward.

21 So this is early in the process. I
22 think the neighborhood meeting will be productive.
23 We are receptive to comments as you all know. We
24 look forward to having the peer review on

1 multi-disciplines as we move forward and improving
2 the project because there are things that warrant
3 scrutiny and additional consideration and analysis
4 and that's part of the 40B process and we look
5 forward to that and hopefully by May 15 we have had
6 the benefit of the review and if some people get it
7 in early, hopefully we can come on the 15th with
8 some of our thoughts or changes that we've heard
9 from, whether it's the traffic engineer or
10 Mr. Bulmer or Mr. Ditto or whoever it is. We look
11 forward to that as we move forward in the process.
12 Thank you.

13 MS. POVERMAN: Thank you,
14 Mr. Engler.

15 MR. HUSSEY: I have a question to
16 Polly. Do you think we'll be able to get those peer
17 reviews in before the 15th of May?

18 MS. SELKOE: Well, I hope we can.
19 There is no guarantee. What we've done, you know,
20 even if we got in one or two of them, it might be
21 worth having a meeting. We can decide that when
22 we've gotten them. If we, say, don't have them,
23 what we can do is that evening two members of this
24 Board can come and continue the hearing to a later

1 date so that we're not wasting your time or the
2 public's.

3 MS. POVERMAN: You mean set up a
4 meeting in April? I'm not sure.

5 MS. POLERMO: Suggesting for May
6 15.

7 MS. SELKOE: If by May 15 that we
8 don't have any reports, we meet on May 15 and say
9 unfortunately we don't have -- of course we'll
10 continue the hearing, but I'm hopeful we can have
11 the design.

12 MS. POVERMAN: Let's leave that aside
13 for one minute. Certainly that's something to shoot
14 for. Alison, do you know, has the Transportation
15 Department done any analysis of the intersection of
16 Thorndike and Harvard recently?

17 MS. STEINFELD: I don't know. We
18 can certainly check.

19 MS. POVERMAN: It's a problem.
20 Anyone who tries to go around there knows there is
21 because that would be something to check on.
22 Mr. Engler certainly is right that what we have to
23 analyze in the context of any 40B is the incremental
24 effect that any project will have on traffic or on

1 an existing -- on a situation. So obviously a 300
2 unit apartment will have a greater effect than a 12
3 unit apartment, and that is what traffic analyses
4 generally look at.

5 Another thing we need to keep in mind
6 in looking at this project is by right the applicant
7 could build a four-story building. So that is
8 correct, isn't it?

9 THE ARCHITECT: Yes.

10 MR. HUSSEY: Forty feet.

11 MS. POVERMAN: So that is something
12 we need to keep in mind in looking at all of this
13 and looking at what's possible and what's not. Mr.
14 Danesh, do you want to say something? Get up if you
15 want to say something? Please introduce yourself
16 and everyone stay calm.

17 MR. DANESH: My name is David Danesh.
18 I'm part of the development team. You said the four
19 stories was also something that you -- with the
20 zoning allows us to have zero setback in the
21 front.

22 MS. POVERMAN: On Harvard Street.

23 MR. DANESH: Yes.

24 MR. HUSSEY: I have a question.

1 MS. POVERMAN: Mr. Danesh, if you
2 could go back up.

3 MR. HUSSEY: One more question. At
4 the last hearing there was some question as to
5 whether there were going to 12 or 18 parking spaces.
6 It was dependant upon stackers, I believe. Has that
7 been resolved in the team's mind or is that still
8 open?

9 MR. DANESH: it's somewhat been
10 resolved.

11 MS. SELKOE: We had a meeting today
12 and they told me it is resolved. There will be 12
13 spaces.

14 MR. DANESH: Plus one handicap.

15 MS. POVERMAN: Before you go there
16 was something that I was thinking about traffic-wise
17 which may be a little too out of the box, but you
18 had talked about leasing some space over at the
19 Sonoco station across the street, and one of the
20 concerns raised was where retail patrons would park
21 when they came considering the tight space. Would
22 it be at all possible to consider leasing the space
23 as standing customers of 455 Harvard only or
24 something like that for tenants or customers?

1 MR. DANESH: Well, one of the things
2 that we did was we gave you a curbcut currently.

3 MS. POVERMAN: I'm sorry?

4 MR. DANESH: Curbcut on Harvard
5 Street and we were proposing to give that back to
6 the Town which is equivalent to two parking spots.

7 MS. POVERMAN: Okay. I remember when
8 they went away. I remember they used to be there.

9 MS. SELKOE: No, because it's curb.

10 MR. DANESH: It was a curb but it
11 enters into Harvard.

12 MS. POVERMAN: Okay. Anyway so there
13 will be two more.

14 MS. SELKOE: Two additional spaces.

15 MS. POVERMAN: I'm just throwing that
16 out there in a way to increase parking. What sort
17 of retail business is being considered?

18 MR. DANESH: We haven't gone that far
19 yet to know, but it's probably going to be something
20 similar to the rest of the retail spaces in the
21 street.

22 MS. POVERMAN: You mentioned room for
23 seating outside under the canopies. Under what
24 scenario is that envisioned and how does that affect

1 a zero setback? Would that mean you would be on --

2 MR. DANESH: I'll talk to Peter more
3 about that.

4 MS. SELKOE: We do permit if we get
5 permission from DPW to have public seating on the
6 sidewalks if the sidewalks are wide enough to still
7 allow for handicap accessibility and people to get
8 by, but they would have to ask for permission of
9 that.

10 MS. POVERMAN. Okay. Yes, Peter.

11 MR. BARTASH: Peter Bartash of Cube3
12 Studio. To clarify in that issue, the zero plot
13 line setback is to the outer most face of the piers
14 or columns indicated at the ground level. The
15 storefront is set back.

16 MS. POVERMAN: Can you get more
17 closer so it's more clear?

18 MR. BARTASH: So if we look at that
19 plan, you see these dark rectangles here along the
20 sidewalk? So the outer face of these rectangles is
21 set against the property line and the actual
22 storefront blazing is set back between two and a
23 half and three feet from the property line. We are
24 suggesting that a single table with two chairs would

1 fit within that space. That would be beyond the
2 project's property. So though if there is a
3 scenario where the seating or any of that provision
4 would extend past the property line, we will be
5 speaking with the Town about how that works.

6 MS. POVERMAN: So you would go for
7 the Parisian Cafe?

8 MR. BARTASH: Yes.

9 MS. POVERMAN: I have a bunch of
10 questions which is usual for me. Polly hasn't
11 experienced this. Just settling in.

12 Just to confirm, we do have under the
13 guidelines for approaching 40B design reviews, it is
14 appropriate for us to make comments and changes and
15 try to make, in my view, the Thorndike side more
16 complementary of what is going on, and it was done
17 in the JFK project, sort of fit in more of what is
18 going on on the Thorndike side sort of a segue of
19 two different types of buildings. It's not
20 something to decide now but it's something that will
21 be worked out in the future.

22 One of the questions -- so this is
23 going to be all over the place because of the way my
24 notes are. The building, one of the things we need

1 which we talked about is more information about the
2 stacker system and which particular one you're going
3 to use. Do you have any particular one in mind?
4 Who wants to answer my questions to begin with?

5 MR. BARTASH: I'll try to answer as
6 many as I can. We do have a particular system in
7 mind. We have extensive amount of literature about
8 this system and we'll be submitting all that
9 information for review by the peer reviewer
10 specifically the parking consultant who will be
11 reviewing that system.

12 MS. POVERMAN: Great. And one thing
13 which concerns me is the noise that would be caused
14 by the roll up garage door. Can you address that
15 because that can be very annoying for residents?

16 MR. BARTASH: We haven't specified or
17 decided on what type of door that might be and
18 that's something we'll keep in mind as we look
19 further into that issue.

20 MS. POVERMAN: Mr. Danesh?

21 MR. DANESH: Tell her about the door
22 we had at Marion.

23 MR. BARTASH: The door at 45 Marion
24 Street is similar to the type of door that would be

1 used here. We have information about that that we
2 can pull together and submit as well.

3 MS. POVERMAN: So I'm looking at the
4 first floor plan. It seems like the space for
5 bicycles is as large as the space for the trash and
6 compacting and I'm wondering why are you expecting
7 so many bicycles for one thing. Thirty-five?

8 MR. BARTASH: That's a good question.
9 Part of that is making sure that we are providing as
10 many bicycle spaces that we can within the
11 footprint, and the flip side of that is in designing
12 the ground floor layout, there is space that was not
13 readily usable by the trash equipment or by other
14 uses within the garage footprint and rather than
15 leaving that space unused, it seemed appropriate to
16 augment the parking to whatever degree we could
17 within that location.

18 MS. POVERMAN: Have you sort of
19 written out a trash or rubbish narrative. With one
20 of the projects we sort of got to it the last minute
21 and then we were all scrambling trying to figure out
22 if the space was big enough.

23 MR. BARTASH: We have not done that
24 at this time, but it is something we are planning to

1 do.

2 MS. POVERMAN: Could we have it on
3 our to-do list by May? We would like that narrative
4 because it comes out more complicated than one might
5 think and that would include -- we would be picking
6 it up what system it would be in terms of cubic feet
7 or whatever they do that in, number of barrels.
8 There really is no open space in this project and
9 that's required. So what are you going to do about
10 that usable open space?

11 MR. BARTASH: We'll look into that
12 issue.

13 MS. POVERMAN: Also, just pointing
14 out that while the decks look very nice, one of the
15 problems with those often is that it bothers
16 neighbors next door if they are -- especially if
17 they're at night, so it's sort of a positive and a
18 negative. Are there any issues with storm water
19 exactly?

20 MS. SELKOE: The Department of Public
21 Works has agreed to do the storm water analysis, so
22 we'll hear more from them.

23 MS. POVERMAN: A lot of people in
24 their letters raised environmental concerns. I know

1 we have the analysis that was referred to last week,
2 and we're having a peer reviewer review that. That
3 review, can you go over it again for people so that
4 they can have confidence that environmental concerns
5 relating to their property and the property that the
6 project is on can have sufficient concern and that
7 can be taken care of?

8 MS. SELKOE: Because the site is a
9 gas station, it had to be reviewed by the state to
10 make sure that there was no leakage of gas or oil on
11 the site. The applicant has told us, actually
12 submitted evidence, that that was done and that the
13 state certified the site as clean, but what we're
14 doing to ensure that is that we are going to hire an
15 environmental peer reviewer who will look over that
16 report and also contact the state to make sure there
17 haven't been any additional things that come up in
18 the years, and they will analyze that report and
19 report back to you on whether they feel that was
20 what the report did say, that it was decided the
21 site had been cleaned up.

22 MS. POVERMAN: Thank you. One thing
23 that needs to be addressed in the trash narrative is
24 how it will be handled variously, whether there's

1 retail or a coffee stop, small restaurant tenant
2 because obviously those will raise different levels
3 of --

4 MS. SELKOE: It's important that the
5 trash plan address different scenarios for that
6 retail shop.

7 MS. POVERMAN: Does that affect storm
8 water management at all?

9 MS. POLERMO: No.

10 MS. POVERMAN: I know that the
11 Planning Board also wants a lighting plan. I would
12 like to ask for that. And so you asked for a site
13 plan showing abutting structures at 78 Thorndike.
14 We have dimensions for its setback for the property
15 line and a setback on other homes. I'm going to let
16 the Planning Board's letter speak for itself in
17 terms of what is being asked for there, including
18 the lighting plan. We have the shadow study. That
19 was in the --

20 MS. SELKOE: Original projection.

21 MS. POVERMAN: And one last week that
22 was going to be on the -- let's see if I have
23 anything else. Do you guys have anything else at
24 this time?

1 MR. HUSSEY: No.

2 MS. POLERMO: No, not at this time.

3 MS. POVERMAN: All right. I think
4 that we will -- you can sit down, Peter -- set our
5 next meeting for May 15.

6 MS. SELKOE: At 7 p.m. in this room
7 and also there will be a site visit for this Board
8 at 7:30 a.m. on April 19. One of the things I
9 wanted to ask the Board is if Cliff Bulmer is
10 available that morning, whether he could also --
11 he'd like to make a site visit as well. Would you
12 mind if it was an adjoined site visit?

13 MS. POLERMO: Certainly.

14 MS. POVERMAN: That would be
15 fantastic.

16 MS. SELKOE: I'll let you know if
17 he's available that date. We'll definitely have a
18 site visit that date one way or another.

19 MS. POVERMAN: Thank you. This
20 meeting is adjourned until May 15 at 7 p.m. Thank
21 you.

22 (Whereupon, the hearing was adjourned
23 at 8:15 p.m.)

24

1 C E R T I F I C A T E

2 COMMONWEALTH OF MASSACHUSETTS

3 Worcester, ss.

4 I, Jennifer A. Doherty, Certified
5 Shorthand Reporter and Notary in and for the
6 Commonwealth of Massachusetts, do hereby certify
7 that the foregoing Pages 1 to 58 to be a true,
8 complete and accurate transcript of the testimony of
9 the aforementioned hearing held at the time and
10 place hereinbefore set forth, to the best of my
11 knowledge, skill and ability.

12

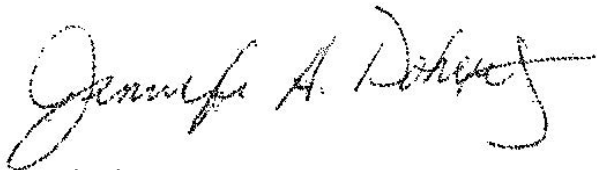
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14

15 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY
16 HAND AND SEAL THIS 16TH DAY OF APRIL, 2017.

17

18

19 
Certified Shorthand Reporter

20 CSR No. 1398F95

21

22 My Commission Expires:

23 October 19, 2023

24

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