



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: September 28, 2017
Subject: Demolish a three-family dwelling and replace with three attached single-family dwellings
Location: **24-26 Fuller Street**

Atlas Sheet: 15	Case #: 2017-00011
Block: 077	Zoning: M-1.5
Lot: 17	Lot Area (s.f.): 7,958

Board of Appeals Hearing: **October 19, 2017 at 7:05 pm**

BACKGROUND

The Preservation Commission placed a stay of demolition on this property in September 2016. The stay expired on September 13th, 2017.

SITE AND NEIGHBORHOOD

24-26 Fuller Street is a three-family home constructed in 1911 with a detached rear garage. The site is located on Fuller Street near the intersection of Centre Street. The property is abutted by a series of historic three-story row houses to the left and by a 1970s modern four-story apartment building to the right. The neighborhood has a wide variety of housing types including two-family houses, multi-unit apartment buildings and high-rise towers.

APPLICANT'S PROPOSAL

The applicant proposes to demolish a three family dwelling and garage and replace it with three attached single-family dwellings, perpendicular to the street. There will be a driveway on the left side of

the property providing access to all units. Each will have a two-car garage and a main entrance at the first level with three floors of living space above containing four bedrooms and four bathrooms each. Each unit also has a balcony at the second floor.

The building will be designed in a contemporary style. The ground floor will be clad in stucco and the second and third floors will be a combination of stucco and fiber cement siding. The fourth floor is set back slightly from the lower floors and will be clad with board and batten fiber cement siding.

FINDINGS

Section 5.09.4 – Design Review

a. Preservation of Trees and Landscape

The initial proposal included the removal of two trees that pose potential safety concerns. However, in response to requests from several abutters that numerous trees at the rear are also dangerous or growing into power lines, additional trees along the rear will be removed. A new landscaping plan has been developed with input from abutters that will include landscape screening and planters at the front. No street trees will be impacted.

b. Relation of Buildings to Environment

The proposed building complies with most dimensional zoning requirements for the M-1.5 District. The height of the building is similar to the buildings in the immediate area. The rear setback and the 19 foot left setback comply. The proposed 8.25' – 9.00' right setback which does not comply is similar to the existing setback on this side of the existing house.

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

Fuller Street consists of a large variety of styles and sizes of structures. This side of Fuller Street consists of predominantly larger condominium/apartment buildings with a dozen of attached row houses on the left side and a large brick 4-story apartment building on the right side. Across the Street is also a 3-story brick apartment building. Past the intersection of Fuller and Centre Street are several 2 ½ story 1 and 2 family homes with clapboard or stucco exterior.

d. Open Space

The proposed open space meets and exceeds requirements. A large number of open space will be grass with plantings.

e. Circulation

The individual garages are under each unit and are accessed through a driveway on the left side of the building. The garages accommodate the required number of parking spaces (6) and conceal the parking from public view. Each garage has space for two cars as well as bicycle parking.

f. Stormwater Drainage

Stormwater management will comply with Article 8.25. The proposed stormwater management system will be designed to reduce the peak rates of runoff and volume so that there is no increase from the existing conditions for the 2, 10, 25 and 100 year design storms. It is anticipated that the proposed stormwater management system will include infiltration structures at the rear of the lot that will be

designed to infiltrate or retain the 25 year 24 hour event (5.5” of rain). The final size of the infiltration system will be based upon final soil testing results.

g. Utility Service

The building will be served by natural gas (underground), town water and sewer (underground) and electric (overhead).

Trash and recycling bins will be stored in each unit owner’s individual garage.

j. Safety and Security

Lights with motion sensors will be installed to illuminate the driveway and allow safe traveling during evening hours.

k. Heritage

The demolition delay is set to expire in September of 2017.

l. Microclimate

Roof top condensing units are planned which will meet the Noise Control provisions.

m. Energy Efficiency

Energy efficiency is to a degree embedded into today’s building codes which include the “stretch code” provisions. This project will meet or exceed these codes. Lighting that can be set to operate on motion detectors will be, nearly all if not all lighting will be LED type, plumbing fixtures and mechanical equipment will be of high efficiency. Building materials will be evaluated on their environmentally friendly basis. Individual cooling and heating zones will be done per floor to eliminate wasted energy.

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Setback	Required	Existing	Proposed	Finding
Front	15 feet	16.7 feet	16.2 feet	Complies
Side	10 ft. + L/10 = 19 feet	17.2 feet (left) 9.4 feet (right)	19 feet (left) 8.25 feet (right)	Special Permit*
Rear	30 feet	49.2 feet	30.1 feet	Complies

* Under **Section 5.43**, the Board of Appeals may waive by special permit yard and/or setback requirements, if a counterbalancing amenity is provided.

PLANNING BOARD COMMENTS

The Planning Board is not opposed to this proposal. The number of units is staying the same, and the change to the existing setbacks is minimal. The FAR of 1.5 conforms to the allowable FAR for this lot. Although the new structure is larger and significantly taller than the one it is replacing, it fits within the context of the neighborhood and is not larger in scale or massing than the abutting structures. The building to the right is also contemporary in design. The applicant has worked with abutters while developing a landscaping plan.

However, the Planning Board is concerned about the narrow width of the driveway and the ability of residents to back out of the garages without driving over the side yard landscaping strip. Additionally, the façade of the building, especially facing Fuller Street, needs more refinement. The Planning Board suggests replacing the proposed stucco with fiber cement panels and refining the front stair and planters.

Therefore, the Planning Board recommends approval of the site plan dated 4/19/2017 by Richard Volkin and the floor plans and elevations dated 8/28/2017 by Richard Volkin, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit three 11x17” sets of the final site plan, floor plans and elevations with all materials noted, subject to the review and approval of the Planning Board.
2. Prior to the issuance of a building permit, the applicant shall submit a landscaping plan indicating fencing and retaining walls subject to the review and approval of the Planning Board.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

Knm

