



Town of Brookline

Massachusetts

PLANNING BOARD
Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899

Steven Heikin, Chairman
Robert Cook, Clerk
James Carr
Blair Hines
Linda Hamlin
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals

From: Brookline Planning Board

Date: November 9, 2017

Subject: Expand the existing banquet facility into lower level

Location: **20 Chapel Street (Longwood Towers)**

Atlas Sheet: 25
Block: 121
Lot: 4

Case #: 2017-00016
Zoning: M-2
Lot Area (s.f.): ± 181,359

Board of Appeals Hearing: **November 30, 2017**

BACKGROUND

10/25/96, Case 3318 - The Board of Appeals approved the construction of 30 additional dwelling units in the lower level at Longwood Towers, subject to the provision that approximately 15% of the new units be affordable as required by the Affordable Housing Requirements (then Section 4.40) of the Zoning By-law. At that time, the Board of Appeals also approved tandem parking in the garage and the resulting modifications from the parking-related dimensional requirements of the Zoning By-Law. The Board of Appeals' approval referenced a garage plan showing that up to 250 vehicles parked in the garage.

8/11/2000, Case 3318C (No 3318B exists.) - The Board of Appeals approved a Modification in Case No. 3318, substituting the owner's obligation to provide four affordable units under Section 4.40 of the Zoning By-law, to an alternative by which the owner would provide two

affordable units serving households with incomes under 100 percent of area median income at 20 Chapel Street (the “Affordable Rental Units”), and four units serving tenants of lower incomes at the property at 1470 Beacon Street, a property also owned by Avalon Properties, the then-owner of Longwood Towers. This Modification and a modified “Affordable Housing Agreement Relative to Town of Brookline Zoning Board of Appeals Decision and Special Permit Case 3318C” were recorded in the chain of title of both properties. No modifications were made to any other aspects of the decision in Case 3318, such as parking matters.

2006 - Longwood Towers was purchased by the Applicant, Radco Companies, and significant upgrading to the building systems has been done, as well as repair to the façades and other structural elements, upgrade of amenities, and improvements to the landscaping. The Applicant plans to convert the rental units to ownership units and is preparing to file a master deed and a declaration of trust in order to create the condominium regime at the property and begin selling the residential units and the two commercial units.

SITE AND NEIGHBORHOOD

20 Chapel Street, known as Longwood Towers, is an apartment complex which was built in 1924 and fronts on Chapel and Colchester Streets and Longwood Avenue. It is a contributing property to the Longwood National Register District. The development consists of three eight-story brick towers housing approximately 241 condo units, two commercial condos with event venue operations, and a 24 hour attended underground parking garage, which presently accommodates up to 250 vehicles. There are also 8 outdoor spaces in the turnaround in front of the building for short term loading and handicapped parking uses. There are a number of zoning districts in the nearby area including S-10, SC-7 and T-5. The Longwood Avenue MBTA trolley stop is directly across the street.

APPLICANT’S PROPOSAL

The Applicant, Alden Castle, Longwood Venue, proposes to convert a total of 5,545 s.f. of unfinished space in Tower A’s basement into a lounge area (1,840 s.f.) for Alden Castle’s existing event space. The proposal includes the addition of restrooms, a concierge area, conference room, lockers and kitchenette. Existing second floor office space will also be relocated into the basement and the existing storage in the basement moved up to the second floor. The new lounge in the basement is to replace the use of a balcony over the existing first floor event space, which was used for cocktails while the dinner space on the first floor is being set up with tables.

FINDINGS

Section 6.02.1.c: Off-Street Parking Space Requirements (Dual Use Parking): The Board of Appeals may reduce the number of required parking spaces under **Article IX** if it can be demonstrated that the hours or days of peak parking need for the uses are so different that a lower total will provide adequately for all uses served by the facility. The applicant maintains that the lower level space will be used to improve the operation and management of events in the ballroom, rather than expand the capacity of the event space. Set up of dinner tables in the first floor space will be possible, while guests are in the basement lounge area.

Section 8.02.1: Alteration or Extension: A special permit is required to alter or extend a preexisting nonconforming use or structure.

Modification as necessary of BOA cases #60036 (2006), #3318C (2000), #3318 (1996), #2680 (1984), #2304 (1979), #2018 (1975): Modification of these BOA cases is not necessary.

PLANNING BOARD COMMENTS

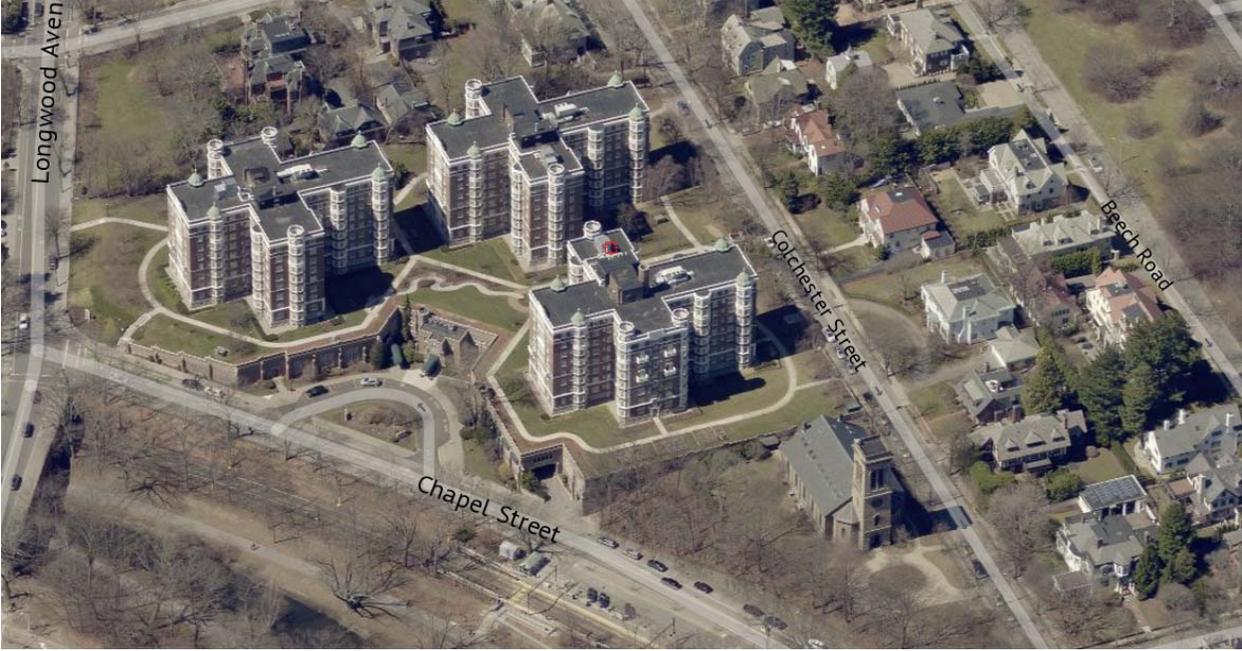
The Planning Board supports this request to convert a part of the basement into space for the Modern Club for pre-dinner events, while the first floor is being set up with tables. Currently, a balcony space overlooking the dinner space is used for this purpose. Since there will be no increase in numbers of people attending events, parking in the Longwood Towers garage should not be impacted. The Longwood MBTA stop is also directly across from Longwood Towers. The applicant, at the urging of the Longwood Towers Board of Directors has agreed to a condition not to have more than one event at any one time at the Modern Club and to limit the number of persons to no more than 200.

Therefore, the Planning Board recommends approval of the site plan with revisions, dated 9/12/2007, by Hancock Associates, Inc. and the floor plans, 6/2/2017, subject to the following conditions:

1. Prior to the issuance of a building permit, the Applicant shall submit (3) 11' x 17" copies of the final site plan and floor plans and garage layout, including location of tandem parking spaces, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. The Applicant and its successors shall not have more than one event at any one time at the "Modern Club" venue (Unit CS01 at Longwood Towers Condominium), nor shall there be a total of more than 200 persons on the lower level and the first floor of said Club Side.
3. The Applicant shall send reasonable notice of all events on the Premises to the Trustees of Longwood Towers or its representative.
4. 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.

pss

20 Chapel Street (Longwood Towers) 2017



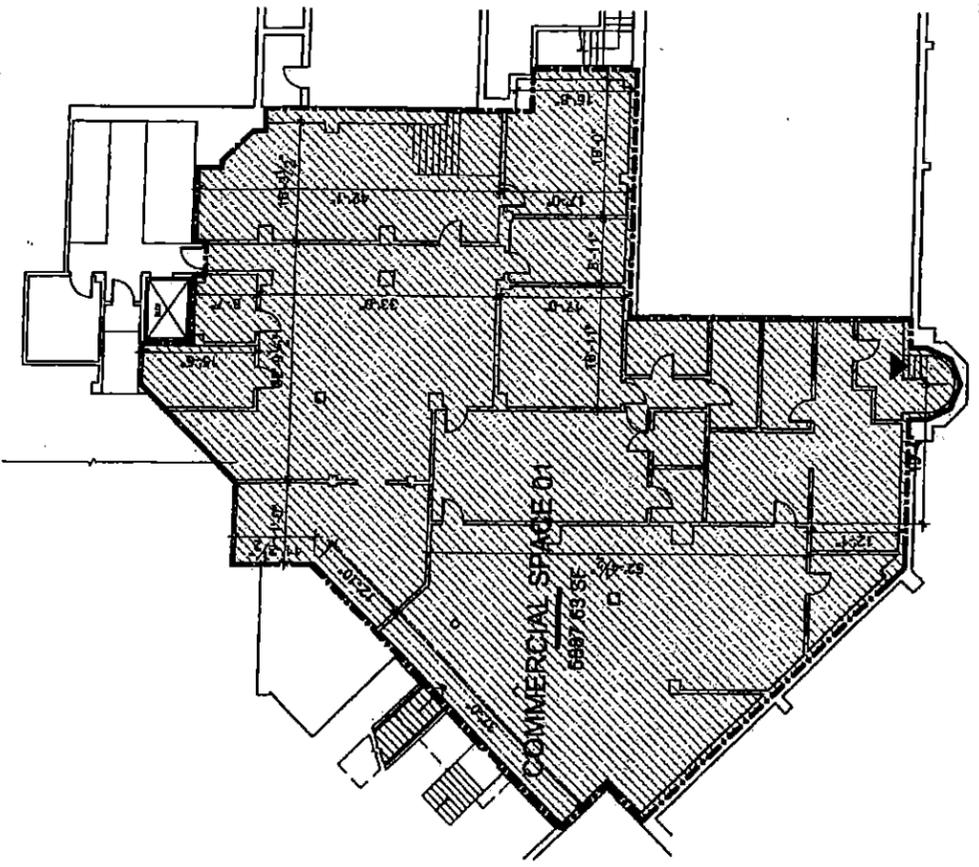


LEGEND

- ▲ UNIT ENTRY
- ▨ DEPICTS EXCLUSIVE USE AREAS
- ▩ DEPICTS UNIT BOUNDARY
- DEPICTS RESIDENTIAL LIMITED COMMON AREAS
- ⊕ DEPICTS VALET PARKING AREA
- ▧ DEPICTS COMMON AREAS AND FACILITIES
- ⊘ DEPICTS SALES OFFICE EASEMENT AREA

UNIT DEED CERTIFICATION:
 THE UNDERSIGNED, RONALD MARGOLIS, OF MARGOLIS + FISHERMAN, INC., A REGISTERED ARCHITECT IN THE COMMONWEALTH OF MASSACHUSETTS, HEREBY CERTIFIES THAT THE ATTACHED PLANS AND SPECIFICATIONS DESIGNATE THE COMMERCIAL SPACE 01 OF LONGWOOD TOWERS CONDOMINIUM AND THE IMMEDIATELY ADJOINING COMMON AREAS AS COMMERCIAL SPACE 01, ITS LOCATION, DIMENSION, MAIN ENTRANCE, SALES OFFICE AREA, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.
 DATE: 12/21/06 SIGNED: *[Signature]* RONALD MARGOLIS

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSION OF ARCHITECTS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 12/21/06 SIGNED: *[Signature]* RONALD MARGOLIS



AS BUILT FLOOR PLANS
LONGWOOD TOWERS CONDOMINIUM
 BROOKLINE, MASSACHUSETTS
 MARGOLIS • FISMAN, INC.
 CAMBRIDGE, MASSACHUSETTS

PAGE 2 OF 3
 COMMERCIAL SPACE 01
 2006.09.15

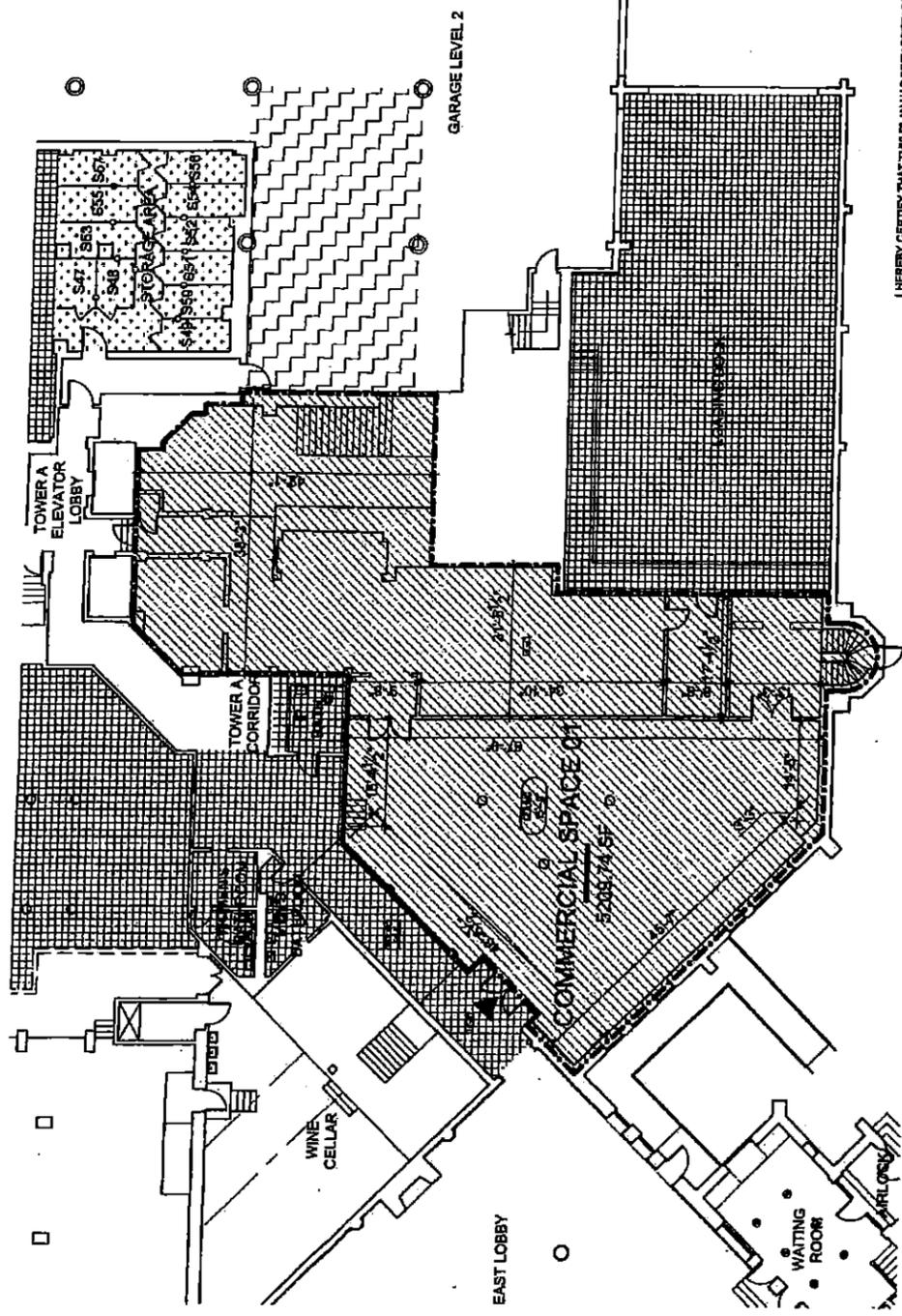


LEGEND

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- ▩ DEPICTS UNIT BOUNDARY
- DEPICTS RESIDENTIAL LIMITED COMMON AREAS
- ▧ DEPICTS VALET PARKING AREA
- ▦ DEPICTS COMMON AREAS AND FACILITIES
- ◉ DEPICTS SALES OFFICE EASEMENT AREA

UNIT DEED CERTIFICATION
 THE UNDERSIGNED, RONALD MARGOLIS, OF MARGOLIS-FISMAN, INC., A REGISTERED ARCHITECT IN THE COMMONWEALTH OF MASSACHUSETTS, HEREBY CERTIFY THAT THE ATTACHED PLANS SHOW THE UNIT DESIGNATION OF COMMERCIAL SPACE 01 OF LONGWOOD TOWERS CONDOMINIUM AND THE MAINTENANCE UNIT AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT OF COMMERCIAL SPACE 01, ITS LOCATION, DIMENSION, MAIN ENTRANCE, APPROPRIATE AREA AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.

DATE: 5/21/2006 SIGNED: *Ronald Margolis* RONALD MARGOLIS



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 5/21/2006 SIGNED: *Ronald Margolis* RONALD MARGOLIS

AS BUILT FLOOR PLANS
LONGWOOD TOWERS CONDOMINIUM
 BROOKLINE, MASSACHUSETTS
 MARGOLIS + FISHER, INC.
 CAMBRIDGE, MASSACHUSETTS

PAGE 3 OF 3
 2006.02.15
 SCALE: 3/16" = 1'-0"

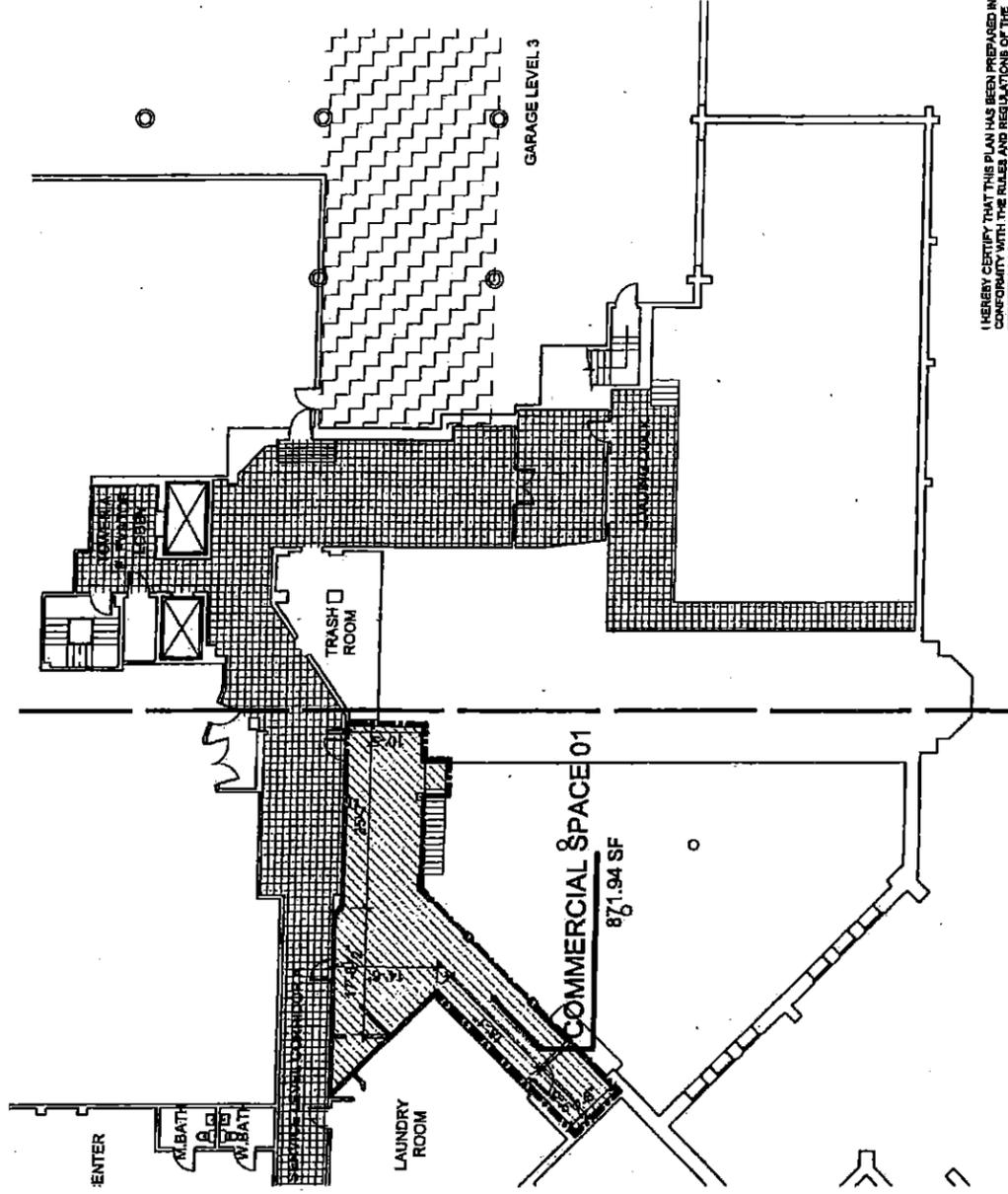
COMMERCIAL SPACE 01

LEGEND

	UNIT ENTRY
	DEPICTS EXCLUSIVE USE AREAS
	DEPICTS UNIT BOUNDARY
	DEPICTS RESIDENTIAL LIMITED COMMON AREAS
	DEPICTS VALET PARKING AREA
	DEPICTS COMMON AREAS AND FACILITIES
	DEPICTS SALES OFFICE EASEMENT AREA

UNIT DEED CERTIFICATION
 THE UNDERSIGNED, RONALD MARGOLIS, OF MARGOLIS + FISHER, INC., REGISTERED ARCHITECT, IN THE COMMONWEALTH OF MASSACHUSETTS, CERTIFIES THAT THE ATTACHED PLAN SHOWS THE UNIT DESIGNATION OF COMMERCIAL SPACE 01 OF LONGWOOD TOWERS CONDOMINIUM AND THE IMMEDIATELY ADJOINING LAUNDRY ROOM, TRASH ROOM, AND BATHS, AS SHOWN ON THE DIMENSIONAL MAIN ENTRANCE, AND AS SHOWN ON THE IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.
 DATE: 15 Feb 2006 SIGNED: *Ronald Margolis* RONALD MARGOLIS

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 15 Feb 2006 SIGNED: *Ronald Margolis* RONALD MARGOLIS



AS BUILT FLOOR PLANS
LONGWOOD TOWERS CONDOMINIUM
 BROOKLINE, MASSACHUSETTS
 MARGOLIS + FISHER, INC.
 CAMBRIDGE, MASSACHUSETTS

PAGE 2 OF 3
COMMERCIAL SPACE 02
 2009.08.15

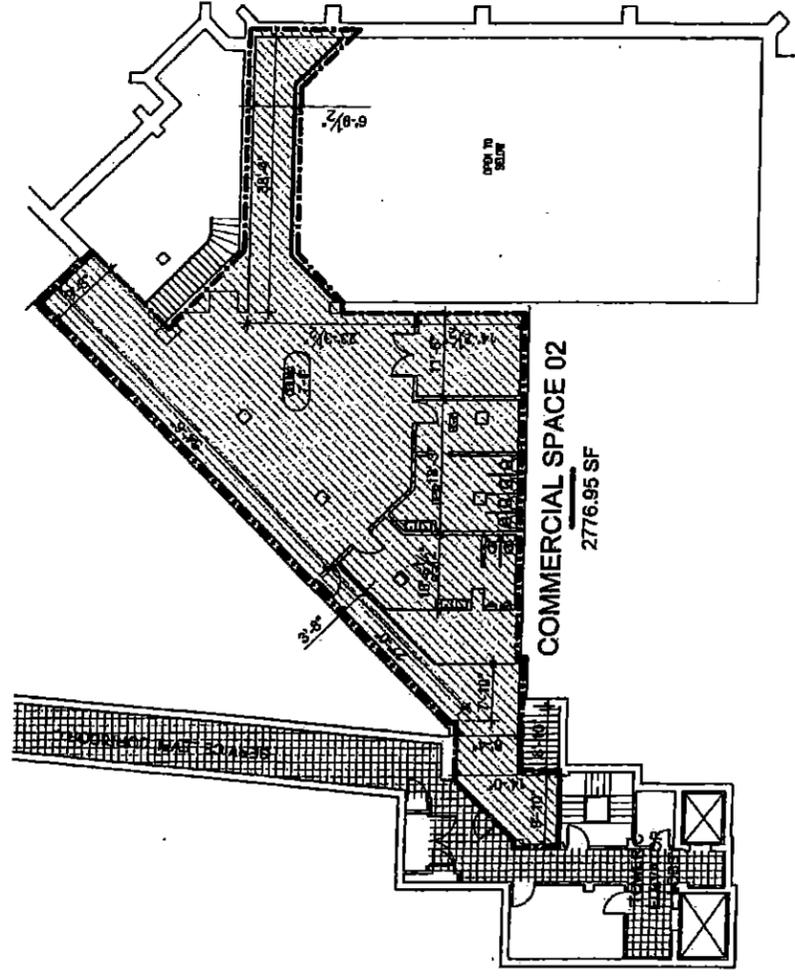
SCALE: 1/16" = 1'-0"

LEGEND

- ▲ UNIT ENTRY
- ▨ DEPICTS EXCLUSIVE USE AREAS
- ▩ DEPICTS UNIT BOUNDARY
- DEPICTS RESIDENTIAL LIMITED COMMON AREAS
- ▧ DEPICTS VALET PARKING AREA
- ▣ DEPICTS COMMON AREAS AND FACILITIES
- ◻ DEPICTS SALES OFFICE EASEMENT AREA

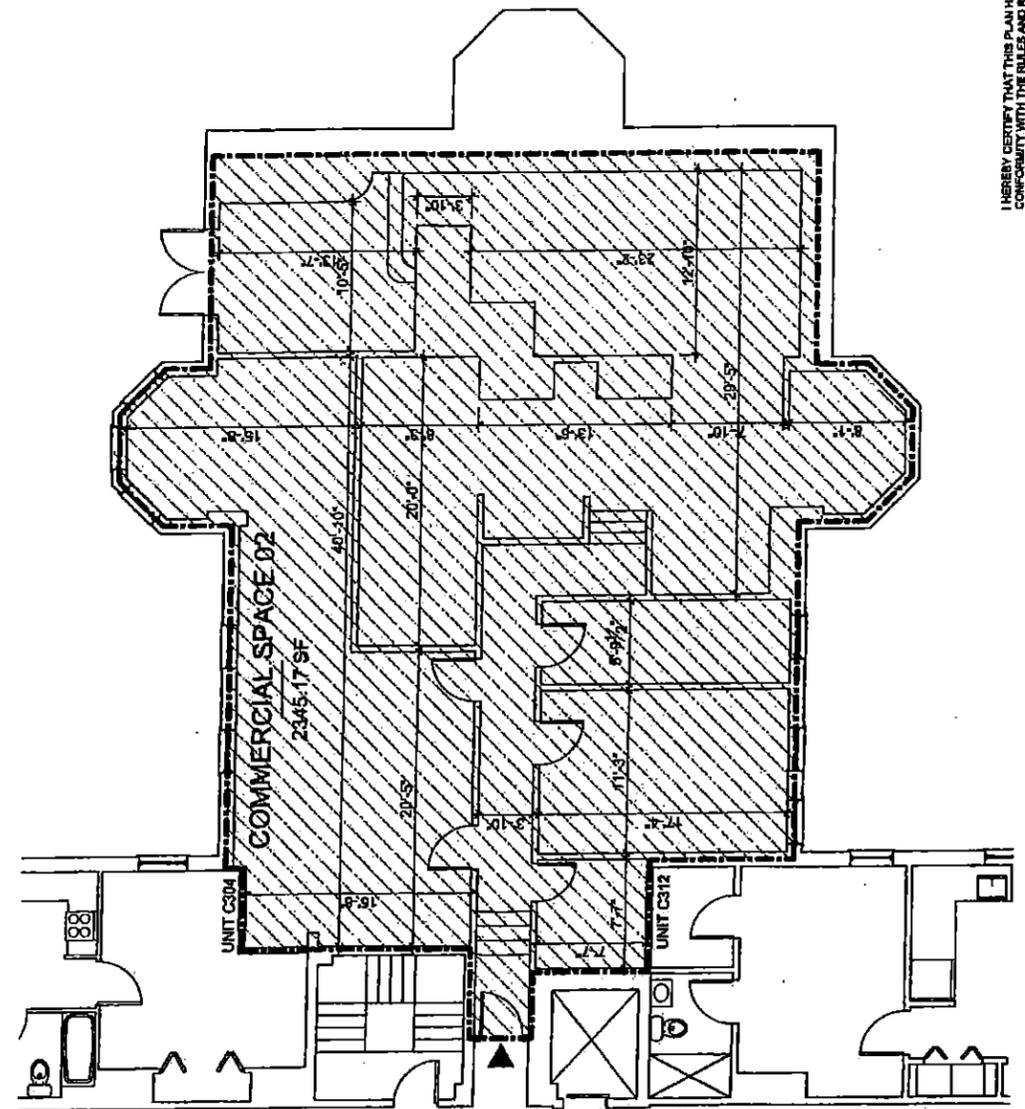
UNIT DEED CERTIFICATION
 THE UNDERSIGNED, RONALD MARGOLIS, OF MARGOLIS + FISHER, INC., A REGISTERED ARCHITECT IN THE COMMONWEALTH OF MASSACHUSETTS, HEREBY CERTIFIES THAT THE ATTACHED PLANS SHOW THE UNIT DESIGNATION OF COMMERCIAL SPACE 02 OF LONGWOOD TOWERS CONDOMINIUM AND THE IMMEDIATELY ADJOINING UNIT AND THAT THEY CORRECTLY AND FAIRLY DEPICT THE LAYOUT OF COMMERCIAL SPACE 02, ITS LOCATION, DIMENSION, MAIN ENTRANCE, APPROXIMATE AREA, AND IMMEDIATE COMMON AREA TO WHICH IT HAS ACCESS, AS BUILT.
 DATE: 8/15/09
 RONALD MARGOLIS

HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 8/15/09
 RONALD MARGOLIS



COMMERCIAL SPACE 02
 2776.95 SF

COMMERCIAL SPACE 02

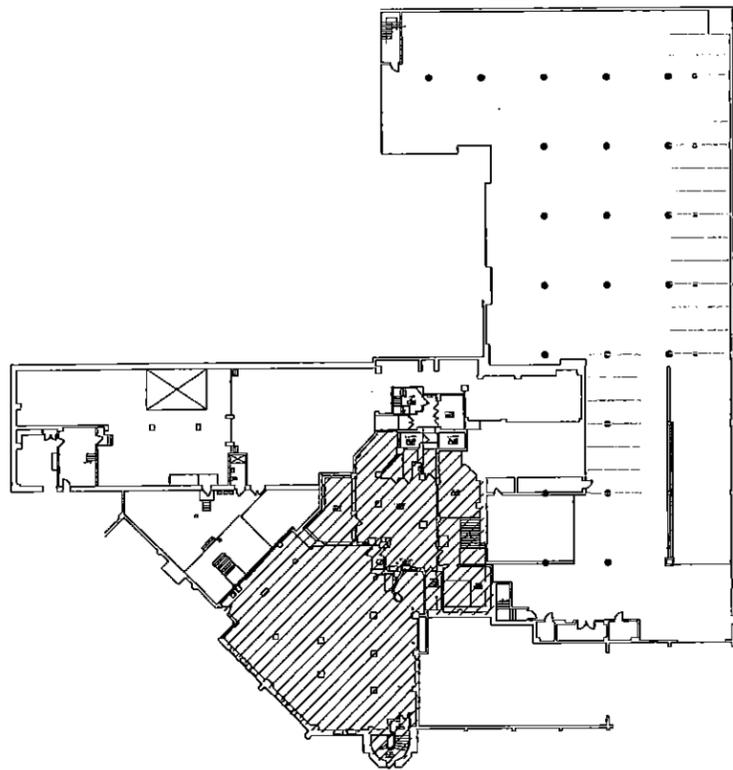


LEGEND

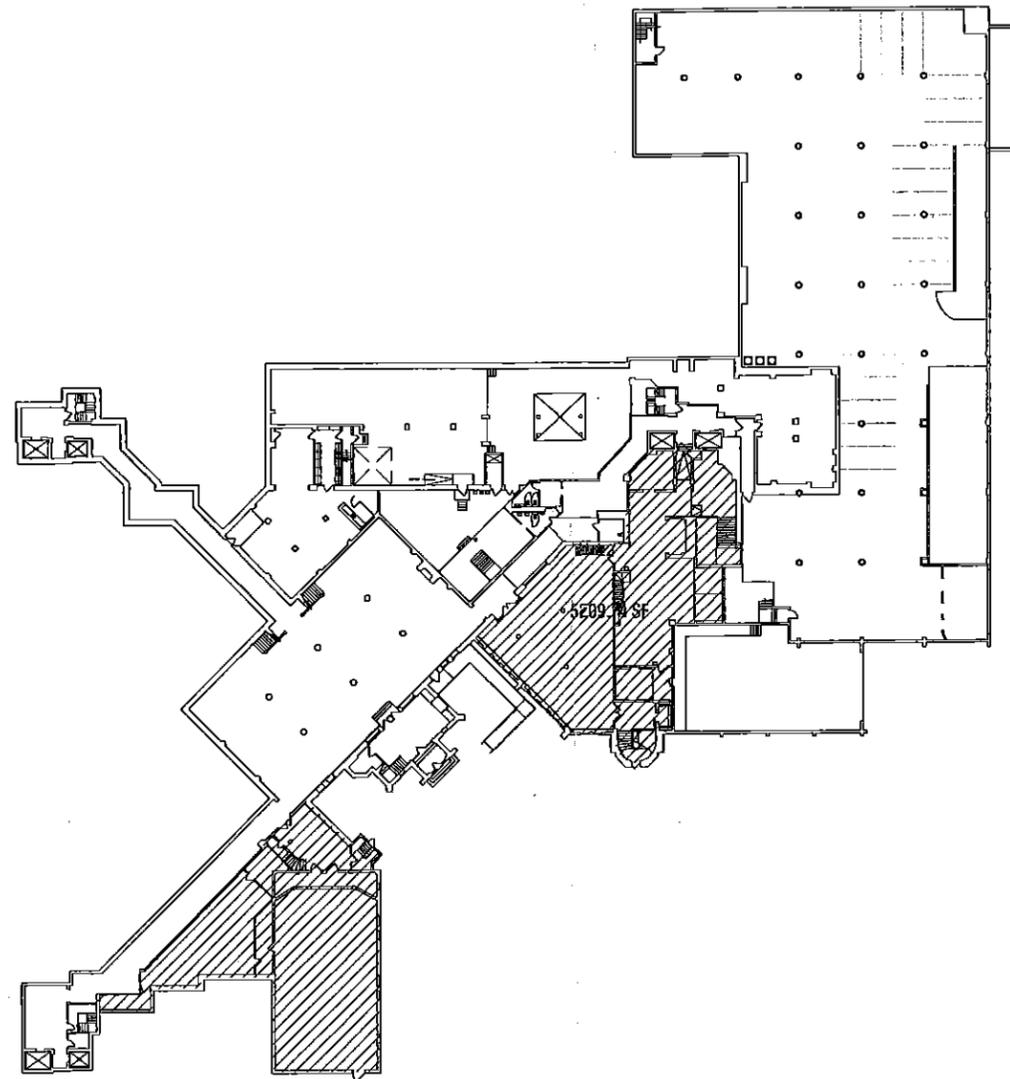
- ▲ UNIT ENTRY
- ▨ DEPICTS EXCLUSIVE USE AREAS
- ▩ DEPICTS UNIT BOUNDARY
- DEPICTS RESIDENTIAL LIMITED COMMON AREAS
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 DATE: 8/11/06
 SIGNER: *[Signature]* RONALD MARGOLIS

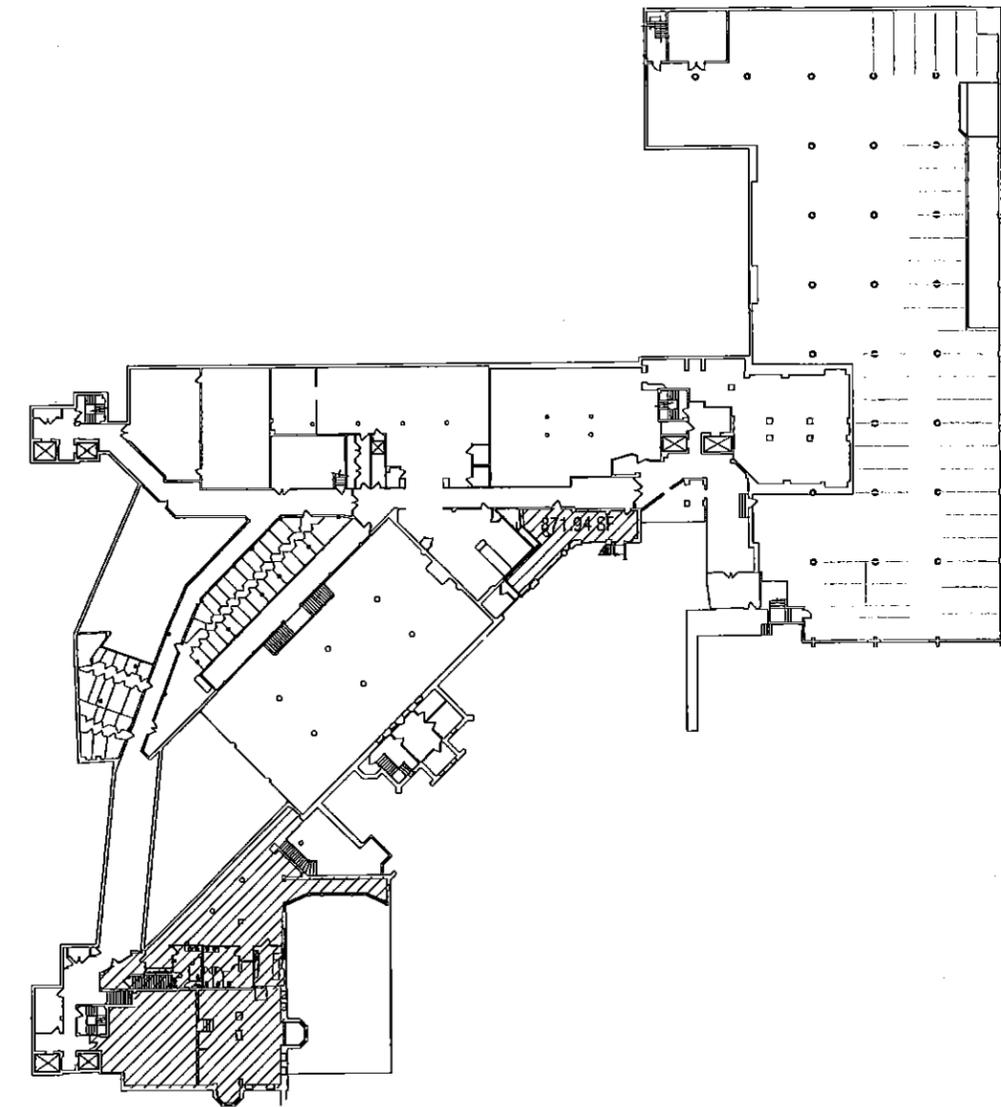
HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 DATE: 8/11/06
 SIGNER: *[Signature]* RONALD MARGOLIS



BASEMENT



GROUND FLOOR



MEZZANINE

MARGOLIS + FISHMAN, INC.
675 Massachusetts Avenue
Cambridge, Massachusetts 02139

Project: 2016-060

ALDEN CASTLE
20 Chapel Street, Brookline MA

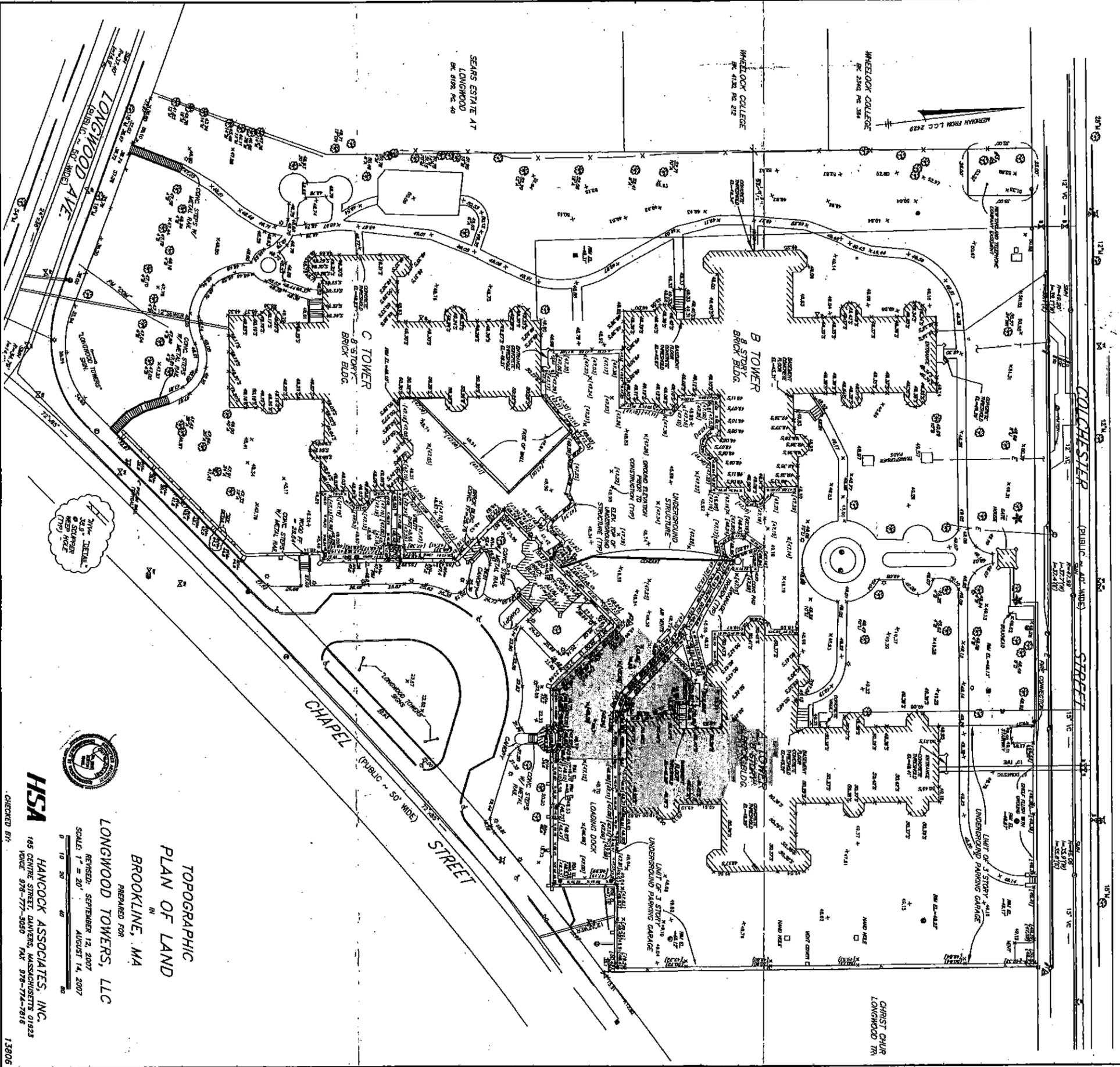
Drawing Name:

EXISTING FLOOR PLANS

SCALE: 1/64"=1'-0"

DATE: June 2, 2017

SKA-EX



MERIDIAN FROM PLAN BY SELWY & KRWIN ASSOC.

LEGEND

— 24" —	SURFACE CONTOUR	▲	ELEVATION BENCH MARKS
— 12" —	EDGE OF PARKING	▲	DATE: ASSUMED
— 6" —	CHAIN LINK FENCE	▲	ELEV.
— 3" —	WOOD STORAGE FENCE	▲	NO. DESCRIPTION
— 1.5" —	EDGE OF LANDSCAPE AREA	▲	1. TOP CTR OF GRANITE POST
— 0.75" —	SEWERAGE MAINLINE	▲	2. TOP (NORTH END) CONC. CAP ON BRICK WALL
— 0.375" —	SEWERAGE MAINLINE WITH PIPE SIZE	▲	3. SPIKE (SET IN 24" LOGS) (I. A.G.)
— 0.1875" —	CHALKLINE WITH PIPE SIZE	▲	
— 0.09375" —	CATCHER'S MAINLINE	▲	
— 0.046875" —	WATER MAIN WITH PIPE SIZE	▲	
— 0.0234375" —	WATER MAIN WITH SIZE, VALVE, DATE, VALVE & FIRE HYDRANT	▲	
— 0.01171875" —	GAS MAIN WITH SIZE	▲	
— 0.005859375" —	EXISTING UTILITY POLE WITH DESIGNATION	▲	
— 0.0029296875" —	OVERHEAD WIRES AND CITY POLE	▲	
— 0.00146484375" —	ELECTRIC MAINLINE & UNDERGROUND	▲	
— 0.000732421875" —	ELECTRIC MAINLINE & UNDERGROUND	▲	
— 0.0003662109375" —	TELEPHONE LINES	▲	
— 0.00018310546875" —	TELEPHONE LINES WITH TOP & BOTTOM ELEVATION	▲	
— 0.000091552734375" —	PHONE LINES	▲	
— 0.0000457763671875" —	1/2" DIAMETER DRINK MAINS	▲	
— 0.00002288818359375" —	3/4" DIAMETER CATCH BASIN	▲	
— 0.000011444091796875" —	SHOT AT CARTRIDGE LEVEL	▲	
— 0.0000057220458984375" —	EXTENSION LIGHTING	▲	
— 0.00000286102294921875" —	EXTENSION DOWNWAY	▲	

▲	SPOT ELEVATION	▲	SEWER BLOCK
▲	PROPOSED CONCREOUS TREE	▲	SEPARATOR AT TOP OF WALL
▲	PROPOSED CONCREOUS TREE	▲	HOT PLUMB
▲	LIGHT POLE	▲	PAINT MARK
▲	TYPICAL SIGN	▲	VERTICAL GRANITE CURB
▲	HANDING WEL WITH TOP	▲	VERTICAL CONCRETE CURB
▲	METAL CHAIN EL	▲	
▲	REINFORCED CONCRETE PIPE	▲	
▲	CAST IRON	▲	
▲	CONCRETE	▲	
▲	SEWER MAINLINE	▲	
▲	DRINK MAINLINE	▲	
▲	CATCH BASIN	▲	
▲	ROUND CATCH BASIN	▲	
▲	BRICK	▲	
▲	MANHOLE (RANDOM UTILITY)	▲	
▲	RECORD	▲	
▲	CALCULATED	▲	
▲	RECORD AND FIELD	▲	
▲	FIELD MEASUREMENT	▲	
▲	CONCRETE BLOCK	▲	
▲	SEPARATOR AT TOP OF WALL	▲	
▲	HOT PLUMB	▲	
▲	PAINT MARK	▲	
▲	VERTICAL GRANITE CURB	▲	
▲	VERTICAL CONCRETE CURB	▲	

ELEVATION BENCH MARKS

NO. DESCRIPTION	ELEV.
1. TOP CTR OF GRANITE POST	101.90
2. TOP (NORTH END) CONC. CAP ON BRICK WALL	102.72
3. SPIKE (SET IN 24" LOGS) (I. A.G.)	104.18

SITE ADDRESS:
 LONGWOOD TOWERS
 20 CHAPEL STREET
 BROOKLINE, MA 02146

NOTES:

- 1) ELEVATION DATA SHOWN HEREIN IS ASSUMED.
- 2) UTILITIES SHOWN HEREIN FROM FIELD LOCATIONS OR SURFACE STRUCTURES. NO UNDERGROUND UTILITIES WERE INCLUDED AS PART OF THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE DESIGN CONTRACTOR AND THE ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT THE STATE AT ANY EXISTING, DISCONTINUED OR UNDER CONSTRUCTION.
- 3) UTILITIES OPERATED BY NEW ENGLAND TELEPHONE ASSOC. INC. DATA FROM JANUARY 22, 1987 AND LOCATED IN THE FIELD OBSERVED DURING THE MOST RECENT FIELD WORK.
- 4) PROPERTY LINES SHOWN HEREIN ARE APPROXIMATE.

REFERENCES:

PLAN ENTITLED "BUILDING LOCATION PLAN - LONGWOOD TOWERS", BROOKLINE, MA BY SELWY & KRWIN ASSOC. DATED SEPT. 5, 1981 AND LAST REVISED FEB. 5, 1988.
 PLAN ENTITLED "PLAN FOR EXISTENT PARAPPAGES - NEW ENGLAND TELEPHONE COMPANY - EXHIBIT A" BY NEWBURY SURVEY ASSOC. INC. DATED JANUARY 22, 1987 AND REVISED JULY 2, 1987.

**TOPOGRAPHIC
 PLAN OF LAND
 IN
 LONGWOOD TOWERS, LLC
 BROOKLINE, MA**

PREPARED FOR

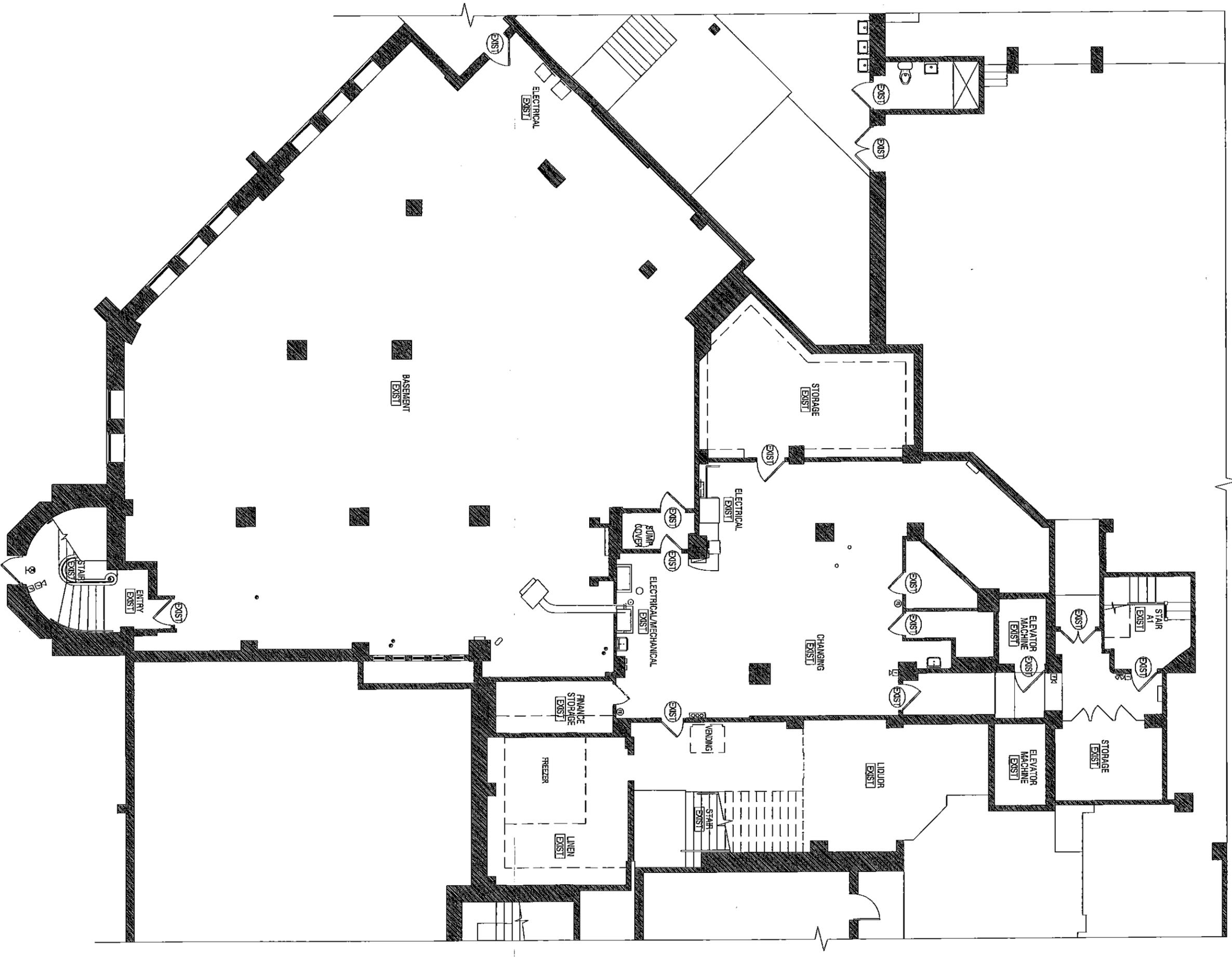
HSA
 HANCOCK ASSOCIATES, INC.
 185 CENTRE STREET, DANVERS, MASSACHUSETTS 01923
 PHONE 978-777-5050 FAX 978-774-7818

REVISIONS:
 REVISED: SEPTEMBER 12, 2007
 AUGUST 14, 2007

SCALE: 1" = 20'

CHECKED BY: _____

13806



MARGOLIS + FISHMAN, INC.
 675 Massachusetts Ave. Cambridge, Massachusetts 02139

Project: 2016-080

Drawing Name:

ALDEN CASTLE - Basement Level
20 Chapel Street, Brookline MA

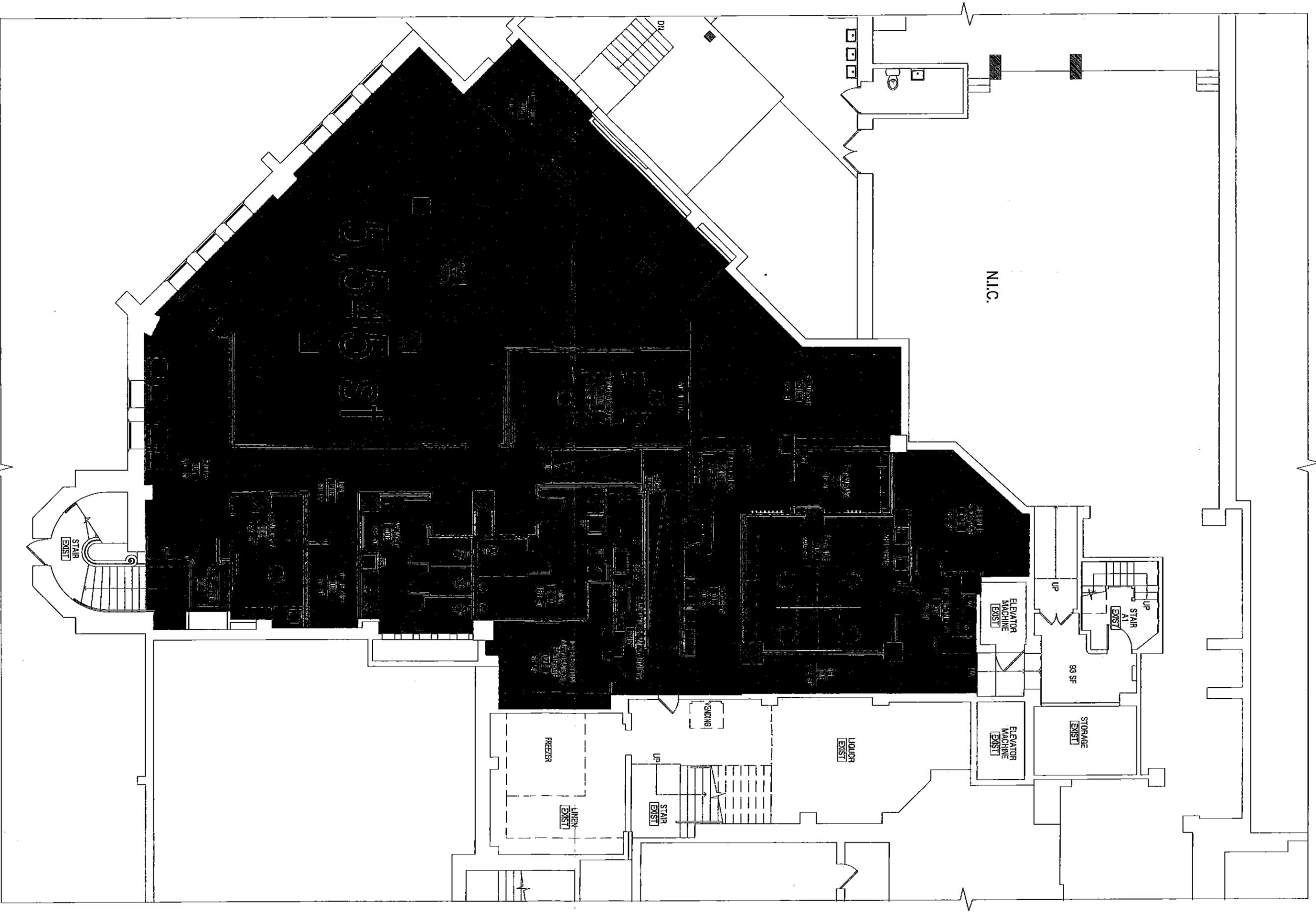
EXISTING BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"

DATE: July 27, 2016

P:\2016\2016-080 Alden Castle - Basement\2-Drawings\1-Architectural\1-0 Working CAD Files\16-080 Alden Castle-B.dwg - 7/27/2016 9:12 AM

SKA-EX1



MARGOLIS + FISHMAN, INC.
 675 Massachusetts Ave. Cambridge, Massachusetts 02139

Project: 2016-080

Drawing Name:

ALDEN CASTLE - Basement Level

PROPOSED BASEMENT PLAN

20 Chapel Street, Brookline MA

SCALE: 3/32" = 1'-0"

DATE: May 22, 2017

P:\2016\2016-080 Alden Castle - Basement\2-Drawings\1-Architectural\1-0 Working CAD Files\16-080 Alden Castle-B.dwg - 5/22/2017 3:30 PM

SKA-10