

# Puddingstone at Chestnut Hill



**Zoning Board of Appeals  
Presentation  
September 12, 2018**

# Puddingstone At Chestnut Hill

## Updates Since August 20 Meeting

- Puddingstone's architecture has evolved based on input from the design peer reviewer.
- The building entrance has been developed.
- We've identified specific material choices for the exterior of the apartment building and the infill buildings.
- Our blasting plan has been reviewed by the Town's blasting peer reviewer.
- We have identified a convenient location for a play area.
- We met with Building Commissioner to review waivers.

# Puddingstone At Chestnut Hill Architecture



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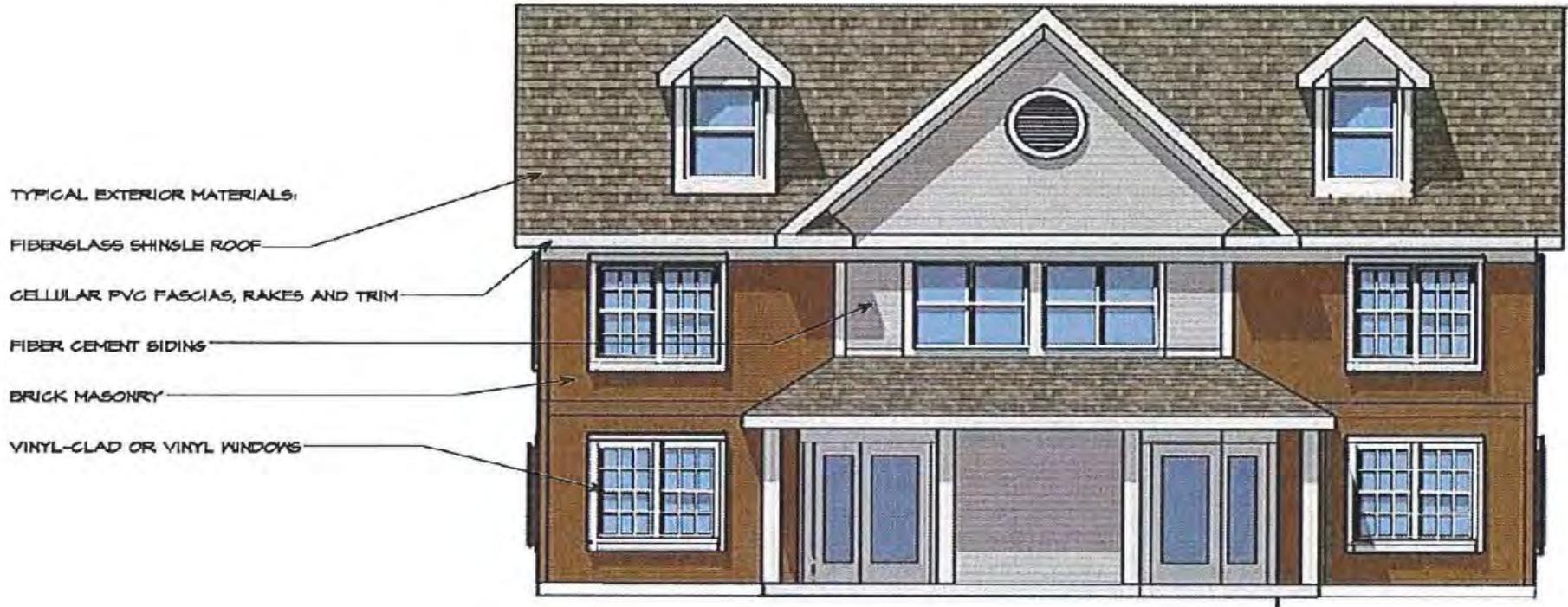
# Puddingstone At Chestnut Hill Architecture



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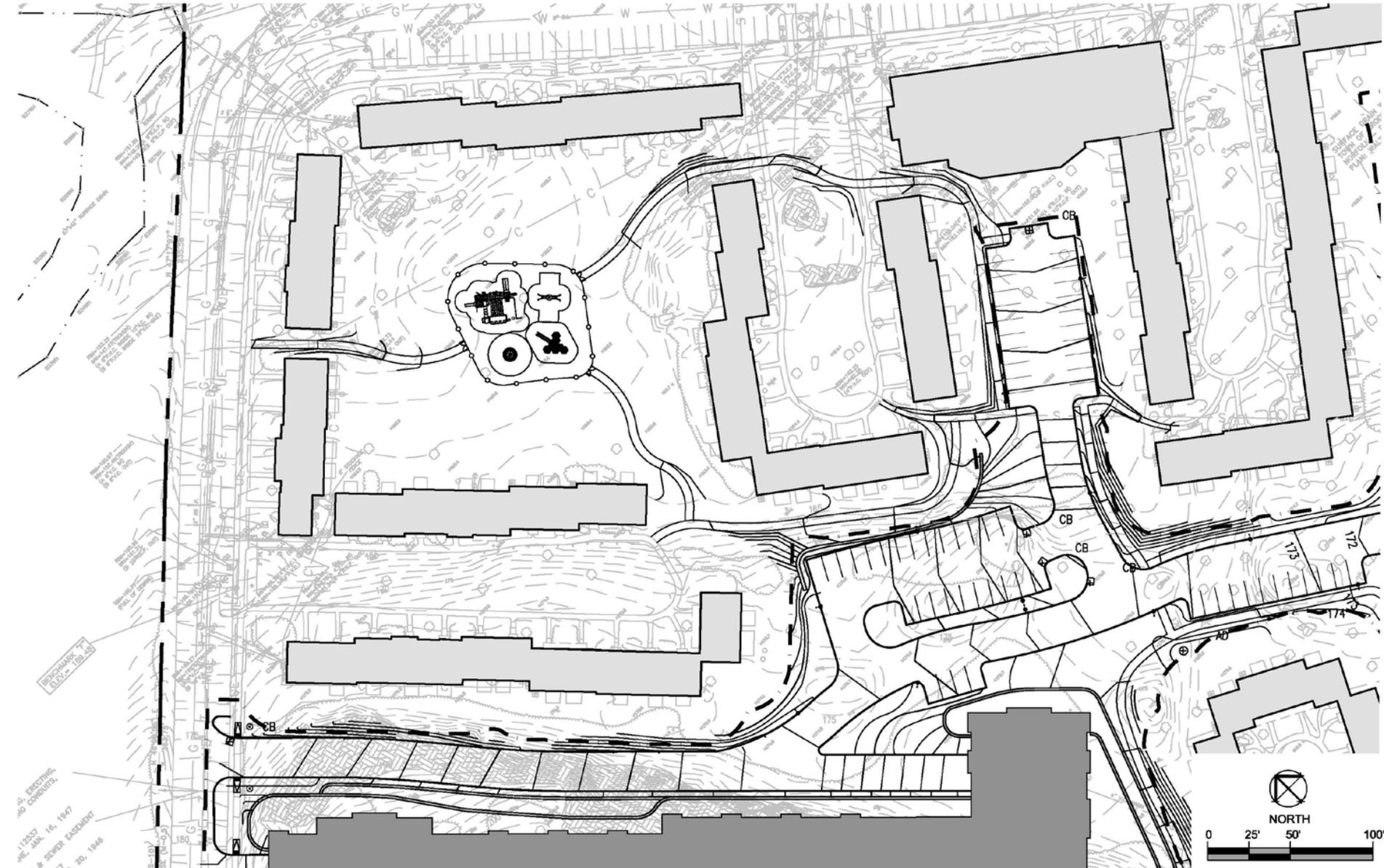


# Puddingstone At Chestnut Hill Architecture





# Puddingstone At Chestnut Hill Offsite Playground



# **Puddingstone At Chestnut Hill**

## **Next Steps**

- Finalize blasting plan based on input from peer reviewer.
  - Provide updated drive around.
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# Puddingstone At Chestnut Hill

## Proposed Waiver List

### Brookline Zoning Bylaws

Waiver No.	Bylaw Section(s)	Requirement	Requested Waiver(s)	Details of Proposal Requiring Waiver
A	§4.04; and §4.07(22) and (55)	Limitation of Area of Accessory Uses (Parking)	Waiver to allow accessory uses (parking) within front and side setback areas.	The Development will include parking within required setback areas; additional accessory parking to be provided on adjacent lot.
B	§4.08	Affordable Housing Requirements	Affordable Housing and Special Permit requirements not applicable under M.G.L. c. 40B.	Per M.G.L. c. 40B, the Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits, and the project shall comply with applicable affordable housing requirements of the Subsidizing Agency and the Department of Housing and Community Development.
C	§5.04(1)	Residential Building on Rear of a Lot	Waiver to allow residential buildings located on the rear of the lots without meeting all applicable yard requirements	As shown on the Waiver Plan, Buildings N2, N3, and N4 will be located behind Building N1, but without each building providing all required yard requirements.
D	§5.09	Design Review	Design Review requirements not applicable under M.G.L. c. 40B.	Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits per M.G.L. c. 40B.
E	§5.10, §5.12, and Table 5.01	Minimum Lot Size, Minimum Lot Area Per Dwelling Unit	Waiver from minimum lot size of 3,000 sf for first dwelling unit and 2,000 sf for each additional dwelling unit.	The Development will have a lot size of approximately 202,696 sf, allowing 101 total units (226 units are proposed).
F	§5.14	Lot Frontage	Waiver from requirement that every lot shall have 20 feet of frontage upon a street not less than 40 feet in width	The Development will have frontage on Sherman Road, which is less than 40 feet in width.
G	§5.20 and Table 5.01	Maximum FAR	Waiver from maximum ratios of gross floor area to lot area (0.5).	The Development will have an FAR of approximately 1.31.
H	§5.30-5.32 and Table 5.01	Maximum Height of Buildings	Waiver from maximum building height limitation of 35 feet, as calculated pursuant to Sections 5.30-5.32.	Building N1 will have a height of approximately 68 feet, as shown on the Building Height Calculation Plan. <sup>1</sup>
I	§5.55 <sup>2</sup>	Front Yard for Rear Lot	Waiver to allow less than required front yard depth (30 feet) for building located on rear lot.	Buildings N2 and N4 will be set back approximately 16.17 feet and 11.58 feet, respectively, from lot lines parallel to Sherman Road.

<sup>1</sup> See separate "Building Height Calculation Plan" prepared by Stantec dated August 20, 2018.

<sup>2</sup> Section 5.40 of the Zoning Bylaw allows for a less restrictive interpretation of minimum yard requirements where a structure is not parallel to the lot line; for the sake of clarity, all minimum yard requirements have been applied as if the buildings were parallel to lot lines.

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## Proposed Waiver List

J	§5.60, §5.62, 5.63, and Table 5.01	Minimum Side Yard <sup>2</sup>	Waiver from minimum side yard requirement of $10 + L/10$ (where "L" is the dimension of the entire length of the wall required to be set back from the side lot line) and to allow retaining walls in excess of 7' in height within required side setback areas.	A minimum 16.17-foot setback provided for Building N2. For Building N1, a minimum 42.91-foot setback will be provided on north side and a minimum 3.91-foot setback will be provided on south side. Retaining walls in side yard of Buildings N1 may exceed 7 feet in height.
K	§5.70, §5.72, §5.74 and Table 5.01	Minimum Rear Yard <sup>2</sup>	Waiver from 30' minimum rear yard requirement.	A minimum 9.17-foot setback will be provided for Building N1. A minimum 3.91-foot setback provided for Building N2. A minimum 12.5-foot setback provided for Building N3. A minimum 13.58-foot setback will be provided for Building N4. Retaining walls in rear yard of Building N1 may exceed 7 feet in height.
L	§5.91 and Table 5.01	Minimum Usable Open Space	Waiver from the requirement that at least 30% of the gross floor area on each lot will be usable open space.	The Development will provide approximately 43,215 sf of Usable Open Space, or about 12.5% of the Development's gross floor area.
M	§6.02(1), Table of Off-Street Parking Requirements	Number of Parking Spaces per Dwelling Unit	Waiver from the requirement to provide 2.0 spaces per 1 and 2 bedroom unit and 2.3 per 3-bedroom units.	The Development will provide 422 parking spaces (excluding any accessory parking located outside of the lot), which is approximately 1.87 per dwelling unit.
N	§6.04(4)(c)	Width of Driveway	Waiver from requirement that width of driveway entrance cannot exceed 20 feet in a residential district.	The Development will provide driveway entrances up to 24 feet in width.
O	§6.04(5)(c)(4)	Parking area setback	Waiver from the requirement to setback parking spaces from the lot line.	Parking areas will be set back less than 15 feet from front, side and rear lot lines.
P	§6.04(5)(e)	Shared Driveway	Waiver from the requirement for owners of adjoining properties to establish common driveways.	Portions of Development's driveway may be shared by adjacent land owners.
Q	§6.04(6)(b)	Parking area screening	Waiver from the requirement to provide 4-foot screening	Screening may not be provided between Development and abutting properties owned by affiliates of Applicant.

# Puddingstone At Chestnut Hill Proposed Waiver List

## Brookline General Bylaws

Bylaw Section	Requirement	Requested Waiver or Waiver	Details of Proposal Requiring Waiver
§5.10.3.d	Neighborhood Conservation District	Waiver from conservation district permit requirements and applicable design standards and restrictions.	Comprehensive Permit as may be granted by Zoning Board of Appeals shall provide all local permits per MGL c. 40B.
Article 5.3 (as implemented by the Brookline Preservation Commission Rules and Regulations)	Demolition Delay Bylaw	Demolition delay review requirements not applicable under M.G.L. c.40B.	Per M.G.L. c. 40B, the Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits.
Article 8.26	Stormwater Management Bylaw	Stormwater Management review requirements not applicable under M.G.L. c.40B. Waiver from the detention and recharge requirements of the local bylaw and policy.	Per M.G.L. c. 40B, the Comprehensive Permit, as may be granted by Zoning Board of Appeals, shall provide all local permits. Project will comply with applicable stormwater quality requirements and standards of the Massachusetts Department of Environmental Protection.

# Puddingstone At Chestnut Hill

## Zoning and Waiver Plan

ZONING	REQUIREMENTS	PROPOSED
DEVELOPMENT TYPE	MULTI-FAMILY	MULTI-FAMILY
USE	MULTI-FAMILY	MULTI-FAMILY
LOT SIZE	40,000 SF (1.0 AC)	282,494 SF (6.48 AC)
PAR	30	1.87
MIN LOT WIDTH	NONE	N/A
HEIGHT	30'	REFER TO SHEET 0.01
MINIMUM YARD		
FRONT	10'	12'-0"
REAR	10'-0" / 12'	15'-0"
SIDE	5'	15'-0"
LANDSCAPED	50% OF OVA	25% OF OVA
USABLE	50% OF OVA	12.5% OF OVA

PARKING	REQUIRED	PROPOSED
PARKING SPACES	482	877 SURFACE, 349 GARAGE
LANDSCAPED PARKING SPACES	7	11
TOTAL PARKING SPACES	489	493

(A) PROPOSED PARKING SPACES OUTSIDE REQUIRED SETBACK AREAS

### LEGEND

- LEASE LOT LINE
- MAY VARY SEE PLAN/NOT LISTED IN APPLICATION BOOK

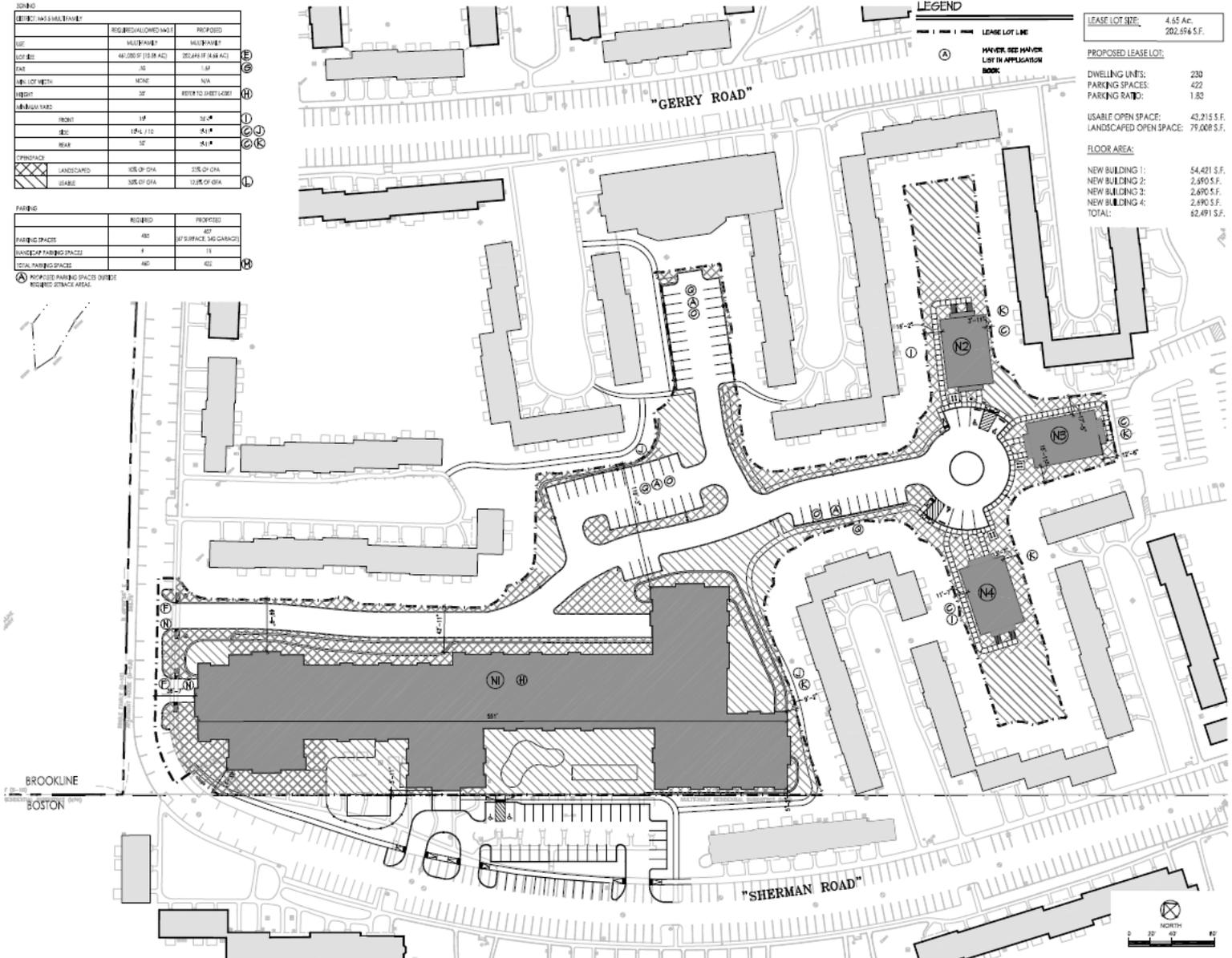
LEASE LOT SIZE:	4.45 AC.
	202,454 S.F.

### PROPOSED LEASE LOT:

DWELLING UNITS:	230
PARKING SPACES:	422
PARKING RATIO:	1.83
USABLE OPEN SPACE:	43,215 S.F.
LANDSCAPED OPEN SPACE:	79,008 S.F.

### FLOOR AREA:

NEW BUILDING 1:	54,421 S.F.
NEW BUILDING 2:	2,890 S.F.
NEW BUILDING 3:	2,490 S.F.
NEW BUILDING 4:	2,490 S.F.
TOTAL:	62,491 S.F.



# **Puddingstone at Chestnut Hill**

**Thank You**

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