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HEARING OF BOARD OF APPEALS
PUDDINGSTONE
Monday, September 17, 2018 at 7:10 p.m.
Brookline Town Hall
333 Washington Street
Sixth Floor
Brookline, Massachusetts 02445

Reporter: Jennifer A. Doherty, CSR

1 APPEARANCES:

2 Mark Zuroff, Chairman

3 Lark Palermo, board member

4 Christopher Hussey, board member

5

6 Polly Selkoe, Assistant Director of Regulatory

7 Planning.

8

9 Alison Steinfeld, Director of Planning and Community
10 Development.

11

12 Joe Geller, FASLA Stantee Consulting Services, Inc.,
13 Site Planner.

14

15 Steve Schwartz, Esq., Goulston & Storrs, P.C., 40B
16 Attorney.

17

18 Marc Levin, President of Development and
19 Construction, Chestnut Hill Realty.

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

2 CHAIRMAN ZUROFF: Good evening,
3 ladies and gentlemen. I am calling to order this
4 meeting of the Zoning Board of Appeals on the 40B
5 proposal before us concerning 62-65 299 Gerry Road
6 otherwise known as Puddingstone at Chestnut Hill.

7 My name is Mark Zuroff serving as
8 chair tonight. Serving with me on the Board tonight
9 on this matter to my right, Lark Palermo, to my left
10 Christopher Hussey.

11 I'll briefly go through this rapidly.
12 This meeting is being recorded, which means that
13 anyone who wishes to address the Board tonight, we
14 ask that you go to the podium, speak clearly and
15 distinctly into the microphone so that an accurate
16 record can be available to the public later on. As
17 far as I know, everything that goes on in this
18 hearing room is posted eventually on the website.

19 This agenda for this evening, other
20 than listening to me, we will hear from the
21 development team, the applicant. We will see a 3D
22 representation of a trip through the project as it
23 is currently constituted. We will take some time to
24 hear from the public on matters concerning the

1 into the turnaround circle and three smaller
2 buildings, come back down again and go around back
3 out to Sherman Road, down the end of Sherman Road to
4 Independence to get the whole view of what you see
5 as well as the view of what you're seeing.

6 CHAIRMAN ZUROFF: Will you be able to
7 stop it at --

8 MR. GELLER: I can stop it at any
9 time. Hopefully I'll know how to do that.

10 CHAIRMAN ZUROFF: If there are any
11 questions from the Board about any particular view,
12 please speak up so that we can get a full view.

13 MR. GELLER: Here we go. We're going
14 to start at the -- you'll see the map on the
15 right-hand corner that shows where we are as that
16 movie progresses. So you can see the little arrow
17 down there, Independence and Sherman. You can see
18 the building itself superimposed behind -- so this
19 is what you would see behind those existing
20 buildings.

21 We're going through the garage on
22 Independence.

23 CHAIRMAN GELLER: Joe, is that
24 perspective from if we're stopping here, we're

1 looking there, we can't see the building?

2 MR. GELLER: Right. So the little
3 shadow that you see in that building right there,
4 that's the proposed building. You'll see when we go
5 around in certain places where you will see glimpses
6 of it.

7 CHAIRMAN ZUROFF: What shadow are you
8 referring to?

9 MR. GELLER: This little, the peak
10 right there. See it there?

11 CHAIRMAN ZUROFF: No, I saw the
12 superimposed shape. I didn't know that was the
13 shadow.

14 MR. GELLER: Sorry. It's a ghost.
15 Now, we're turning onto Gerry Road, existing
16 buildings. You can see as we are coming past Gerry
17 garage. It's coming up now. You'll see just a
18 little tip of the building there. Now you don't.

19 Again, coming past the Gerry garage.
20 This is a courtyard that goes up through. You can
21 see up to where the building is. Now you can see
22 the building in the background there.

23 CHAIRMAN ZUROFF: Stop it right
24 there. Is that courtyard that you're at now, is

1 that where the proposed playground --

2 MR. GELLER: No. Actually, the
3 proposed playground is just past this building
4 that's coming up.

5 MS. PALERMO: I have a question too.
6 Are you going to show the small buildings as well?

7 MR. GELLER: Yes. So where we are
8 right now, if you were behind these buildings is
9 where the playground is. We're coming around the
10 corner of Gerry Road by the tennis courts, Baker
11 School. Starting to go up the hill. Now you start
12 to see the building right there on the corner.

13 As we get up here, it will fade into
14 the view that goes into the driveway. So now we're
15 coming down Gerry turning into the driveway here.
16 You'll see the other buildings on the left here.

17 CHAIRMAN ZUROFF: What time of day is
18 this?

19 MR. GELLER: That's a really good
20 question. So this is the entrance to the garage,
21 the lower level garage. Now we're coming past the
22 parking area there and down towards the three
23 buildings and coming towards the three buildings.
24 We'll be going around the circle in a moment.

1 parking lot? In other words, this is a two-way
2 only?

3 MR. GELLER: Yes, a two-way.

4 MS. PALERMO: So there is room in
5 this driveway for two cars to pass each other?

6 MR. GELLER: Yes.

7 CHAIRMAN ZUROFF: Twenty-four feet?

8 MR. GELLER: Twenty-two I think is
9 what we agreed on, which is plenty of room for two
10 cars. So we'll come back onto Gerry and then we
11 will go back to the other video.

12 Now we're back. You can see coming
13 up the hill there is the other entrance to the
14 garage, it's the upper garage. Coming around the
15 corner, and this is where the most significant
16 changes have occurred. We eliminated the two
17 buildings in this area, three buildings in this area
18 here, creating a green space that's in front of the
19 building. As we move around the building --

20 CHAIRMAN ZUROFF: This parking was
21 not there now? It doesn't exist?

22 MR. GELLER: That parking exists.

23 CHAIRMAN ZUROFF: Okay. The
24 street.

1 MR. GELLER: Yes.

2 MS. PALERMO: But the buildings
3 you're taking down here, they're in Brookline or
4 Boston?

5 MR. GELLER: One is in Boston and
6 three are in Brookline.

7 MS. PALERMO: Which one is in Boston?

8 MR. GELLER: You don't see the ones
9 that we're taking down on this, but I can show you
10 on the site plan.

11 MS. PALERMO: Okay.

12 MR. GELLER: So there is a pool and
13 the green space in front of the building there.
14 There is the entrance of the building. One of the
15 things we did was to reorient the entrance drive.
16 Originally we've shown it as coming into the center
17 courtyard that's coming up, and we pulled it out
18 towards the street so we ended up with a lot more
19 green space which was one of the suggestions that
20 Cliff made to us. We appreciated it.

21 That's the green space I'm talking
22 about in this area between these two buildings is
23 now all green space for residents of the building.

24 Now we're coming down Sherman Road as

1 the driveway goes in. Now you start seeing that
2 ghost image again is the building. You can see
3 behind these buildings. So starting to lose sight
4 of the building now. As we go down Sherman Road,
5 you lose it completely. Just see a picture of the
6 roof right there.

7 CHAIRMAN ZUROFF: A quick question.
8 The big building sitting behind the older two-story
9 buildings, is the base, the first floor, is that
10 depressed below the first floor level of the
11 existing buildings?

12 MR. GELLER: Yes.

13 CHAIRMAN ZUROFF: Down by how much?

14 MR. GELLER: Only that first one and
15 it's probably less than a story, I think.

16 CHAIRMAN ZUROFF: Like half a story?

17 MR. GELLER: Yes, something like
18 that. Then it goes down as it comes around the
19 building, but the garage is up at sort of that level
20 so you don't have that perception. That's it.

21 MR. HUSSEY: So all these views are
22 internal to the project? None of them are from a
23 public way?

24 MR. GELLER: Well, Independence Drive

1 was the public way, and that's really the only
2 public way. And everything else has got buildings
3 between it. There is no view you are going to
4 see.

5 MR. HUSSEY: That's the point I
6 wanted to make.

7 CHAIRMAN ZUROFF: And you don't have
8 perspective from standing in the Hoar Sanctuary?

9 MR. GELLER: No, we have trees in the
10 way. We do have the perspective sort of looking at
11 the edge. From the edge of the street looking in
12 that's what you're going to see.

13 MR. HUSSEY: I'm not sure there are
14 any paths in the Hoar Sanctuary.

15 MR. GELLER: There are paths in the
16 Hoar Sanctuary. We showed sort of where the closest
17 path was. It was like a hundred feet or so into the
18 sanctuary, so working through the sanctuary, there
19 is no -- you could walk through the woods and come
20 up to the edge of it, but the trail itself doesn't
21 get that close to the edge.

22 MR. HUSSEY: That's what I meant.
23 Thank you.

24 MR. GELLER: Okay. So one of the

1 MR. GELLER: Yes. In this case we
2 have the whole issue of the NCD. We got approval
3 for that, we would be able to do that. There's a
4 few other connections are made, but generally the
5 ones that are on the site itself are all connecting
6 into the existing paths. A lot already are there,
7 so we connected into them like this one here, that
8 one there. These here will all be connecting. This
9 one here.

10 CHAIRMAN ZUROFF: So the blues exist
11 and the greens are proposed?

12 MR. GELLER: Yes. So I think that's
13 all we have for tonight except for the waivers and
14 if you would like us to head right into that, we
15 can, if you have questions about...

16 CHAIRMAN ZUROFF: I really don't
17 know. Do you want to hear from the developer about
18 the waivers? If you want to go through them, that's
19 fine. I've read them.

20 MR. GELLER: Do you have them?

21 CHAIRMAN ZUROFF: I do.

22 MR. GELLER: Do you have a map?

23 MS. PALERMO: If you have another
24 copy, I'll take it.

1 request for a waiver which is from the affordable
2 housing requirements, which is Section 4.08 of the
3 bylaw, and clearly in this case the affordable
4 housing requirements for multi-family project would
5 normally be governed by that provision in the bylaw.
6 In this case they're governed by 40B, so we're
7 requesting a waiver from that provision, although I
8 certainly have seen it in other cases for other
9 zoning boards where they say waivers are not
10 required for something like this because, as I said,
11 by the very nature 40B would override that
12 provision.

13 CHAIRMAN ZUROFF: You're basically
14 substituting?

15 MR. SWARTZ: Correct.

16 MR. GELLER: C is to allow
17 residential buildings located on the rear of the
18 lots without meeting all applicable yard
19 requirements, and C occurs here where the building
20 is touching the rear lot line. Here, same thing.
21 This lot line over here, and I think that's it.

22 D is for design review, and that's --

23 MR. SWARTZ: Design review is from
24 the same category. The design review process by a

1 40B process as opposed to the usual 40A design
2 review process that the town would make a
3 development like this go through.

4 MR. GELLER: E is waiver from minimum
5 lot size 3,000 feet for the first dwelling unit,
6 2,000 feet for each additional dwelling unit, and
7 the lot size is 202,696 square feet lot.

8 That one doesn't show up. It's just
9 a calculation.

10 E is waiver from the minimum lot
11 size -- I'm sorry.

12 F is waiver from the requirement that
13 every lot shall have 20 feet of frontage upon a
14 street not less than 40 feet in width. The
15 development will have frontage on Sherman Road which
16 is less than 40 feet in width.

17 G is waiver for maximum ratios of
18 gross floor area to lot area of 0.5. Again, the
19 development is approximately 1.31.

20 H is a waiver from maximum building
21 height limitation of 35 feet, and one will have a
22 height of approximately 68 feet as shown in the
23 building height calculations submitted with the
24 submission.

1 that's it. I'm sorry, this one as well.

2 CHAIRMAN ZUROFF: Just for the sake
3 of orientation, what is considered the front, the
4 side, and the rear?

5 MR. GELLER: It's a little confusing
6 on this plan, but -- so this is front, here. I
7 believe this is side, side, side, rear, rear. These
8 are all sides. This is a rear. This is a side.
9 This is a side. That's a rear, side, rear, side,
10 rear as we go around.

11 CHAIRMAN ZUROFF: Very clear.

12 MR. GELLER: It wasn't clear to us
13 either, Mark. It was a real effort with the
14 Building Commissioner.

15 CHAIRMAN ZUROFF: I appreciate your
16 attempt.

17 MR. GELLER: To review this all, but
18 we went through every one of those lines with the
19 Building Commissioner when we located the lot.

20 CHAIRMAN ZUROFF: Thank you.

21 MR. GELLER: L waiver from the
22 requirement that at least 30 percent of the gross
23 floor area of each lot will be useable open space.
24 That's just a general requirement. We require 12.5

1 percent. Number of parking spaces for dwelling
2 unit, again, not shown on the plan, but it's 422
3 parking spaces excluding any accessory parking.
4 Requirement is two per space per unit, and one and
5 two bedroom units, 2.3 for three bedroom units
6 providing 1.87 per dwelling unit.

7 N is the width of the driveway.

8 Waiver from the requirement that the width of the
9 driveway entrance cannot exceed 20 feet in a
10 residential district. The development will provide
11 a driveway entrance up to 24 feet of width and
12 that's at the opening here and that was one of the
13 requirements that the fire department had.

14 Waiver for requirement setback
15 parking spaces for the lot line. This was 0. And
16 parking to be set back less than the 15 feet, so we
17 have that in this case here, this case here, this
18 case here, and I think that's it.

19 P shared driveway. Waiver
20 requirement for owners of adjoining properties to
21 establish common driveways. Portions of
22 development's driveway may be shared by adjacent
23 land owners. That relates to the driveway here.

24 CHAIRMAN ZUROFF: Before you go on,

1 Polly, there's a typo in here, P. It's waiver
2 from.

3 MR. GELLER: From, yes. Second
4 word.

5 MS. SELKOE: Oh. Yeah, I didn't do
6 this.

7 MR. GELLER: We did this. Thank you.

8 Q is parking area screening. Waiver
9 from the requirement to provide four foot screening.
10 You will see in all of the parking lots at this end
11 of the site -- sorry. I think it's just this one
12 and this one that have that. This lot here as well.
13 We're not screening.

14 CHAIRMAN ZUROFF: You're not
15 screening at all?

16 MR. GELLER: From our own
17 development, right. That would be all...

18 MR. SWARTZ: I'll take over. The
19 next three, the last three are kind of general
20 waivers. Other provisions of the Brookline general
21 bylaws, non-zoning waivers.

22 The first being the neighborhood
23 conservation district which is the principal reason
24 why we ended up doing these 40B, so just as an ROSB

1 we are asking for a waiver from all the NCD
2 requirements.

3 The second is the demolition delay
4 bylaw, and so we're asking for a waiver from that
5 process.

6 And third is the stormwater
7 management bylaw where we're complying with the
8 state stormwater standards and asking for a waiver
9 from the stormwater procedures and provisions of the
10 Brookline general bylaw.

11 CHAIRMAN ZUROFF: As a matter of
12 clarification, because you're going before the NCD,
13 right?

14 MR. SWARTZ: We're going before the
15 NCD for what I'll call the Gerry building
16 alternative plan. We will be going before the NCD
17 assuming that the litigation which is currently
18 pending is not resolved in a way that makes the NCD
19 not applicable anymore, but assuming that does not
20 occur prior to that time, we will go before the
21 NCD.

22 CHAIRMAN ZUROFF: So that's a
23 condition of which we have no control. And do you
24 have any idea, when does that waiver actually come

1 into play? Who determines that?

2 MR. SWARTZ: I'm sorry. So the NCD
3 waiver that we're asking for -- let me clarify -- as
4 it relates to our project itself, not the Gerry
5 building alternative, pretty much anything that we
6 would be doing on this plan would require NCD
7 approval under the NCD bylaw. So we're asking for a
8 blanket waiver from that process and requirement.

9 And the issue that you're raising is
10 that there are aspects of this plan, there are two
11 in fact; one is the Gerry building alternative,
12 that's not on this plan, but the alternative; and
13 the second is actually the top part and some of the
14 walkways that Joe was referring to earlier. To the
15 extent we're doing any of those things, those types
16 of improvements, grading improvements, what have
17 you, those are subject to the NCD bylaws, so we
18 would have to get approval in order to do that and
19 you do not have the jurisdiction in this hearing to
20 grant a waiver for those because they're not on the
21 40B lot.

22 CHAIRMAN ZUROFF: But they will be
23 part of the alternative?

24 MR. SWARTZ: They would be part of

1 that and we'd be seeking those -- we would be
2 seeking that approval, correct.

3 CHAIRMAN ZUROFF: That's part of that
4 40A process?

5 MR. SWARTZ: Correct.

6 CHAIRMAN ZUROFF: And that leads to
7 my overall question: You've asked us to consider an
8 alternative proposal as adjunct to this procedure,
9 and if that alternative proposal does come to
10 fruition, many of these waivers may be modified or
11 it would be affected by that permitting process.

12 MR. SWARTZ: I think if anything the
13 waiver will get shorter. I'm not aware of any
14 waivers that would be an additional waiver --

15 CHAIRMAN ZUROFF: This is the outside
16 envelope.

17 MR. SWARTZ: I can't swear to it, but
18 my sense is that -- and we'll take a closer look at
19 that, but my sense is there would be no additional
20 waivers that would be required. There may be some
21 that would not be required anymore, in particular
22 some of the ones Joe is pointing out surrounding the
23 smaller buildings, and that lot line may no longer
24 be required.

1 CHAIRMAN ZUROFF: So it's your
2 representation that any approval of this project as
3 it's presented, if there is a part of this decision
4 that refers to the alternative proposal that you
5 have made, we don't have to make any decision with
6 regard to changing the waivers that may be part of
7 this approval?

8 MR. SWARTZ: Yes, that's correct.

9 CHAIRMAN ZUROFF: Questions?

10 MR. GELLER: That's it.

11 MS. SELKOE: This Board I think has
12 to vote to accept the waivers if you feel
13 comfortable with them. No?

14 MS. STEINFELD: Not until you make a
15 decision.

16 CHAIRMAN ZUROFF: Yes. Is that part
17 of the final decision, or is that something we take
18 up after conditions are discussed?

19 MS. STEINFELD: Alison Steinfeld,
20 Planning Director. The typical procedure, at least
21 one that the Town of Brookline has been following,
22 is a discussion amongst the Board, a preliminary
23 decision. As you recall, you have three basic
24 decisions you can make; denial, approval, approval

1 with conditions. If it is either approval or
2 approval with conditions, then you can proceed to
3 vote the waivers because those waivers are basically
4 a technicality supporting the approved project.
5 Then we would get into conditions.

6 CHAIRMAN ZUROFF: Okay, but the
7 waivers aren't -- we just heard testimony the
8 waivers are inclusive and would not have to be
9 modified no matter what we decide?

10 MS. STEINFELD: Correct. If in the
11 future at some point if a comprehensive permit were
12 issued, and correct me if I'm wrong, and at some
13 point something changed and the applicant needed
14 either a change to the conditions or to waivers, the
15 applicant presumably comes back to the Board.

16 MR. SWARTZ: That's correct, and I
17 think as Alison was suggesting, in my experience in
18 a 40B context, the waivers flow from the plan, so
19 what we've done is we've compiled the full -- what
20 we believe, based on conversations with the Building
21 Commissioner and I believe this is accurate, a full
22 list, complete list of all the waivers that would be
23 required to build that plan. So opposed to a 40A
24 context where really is the request for relief

1 that's front and center of the process in a 40B
2 context the waivers really flow from what the plan
3 shows and what's necessary to build the project as
4 shown on the plan.

5 CHAIRMAN ZUROFF: I understand. Do
6 you understand? All right. This is your time,
7 public. We would like to hear from you concerning
8 the overall presentation. I have correspondence
9 from your representation. I've read that anyway.
10 Hopefully you have. If you want to reiterate, don't
11 overdo it. We've read it. If you want to add to
12 it, we'd be happy to hear that.

13 So if you wish to make comments
14 tonight or if you have one person like Scott that
15 wants to address us on behalf of all of you, that's
16 fine.

17 MR. GLADSTONE: No, I don't want to.
18 Scott Gladstone. I don't want to represent
19 everybody who is here. So when you were talking
20 about the neighbors' representative, you're
21 referring to my e-mail?

22 CHAIRMAN ZUROFF: Well, I know you
23 represent some of the neighbors.

24 MR. GLADSTONE: In my capacity as

1 town meeting member, absolutely, right, and which
2 is -- right, and I was making that point that I'm
3 representing some constituents who live in Hancock
4 Village and even though this was a very interesting
5 drive-around -- so even though I'm certainly not --
6 as representative, I'm not going to see it from my
7 house. Certainly the people who live in Hancock
8 Village right next to this would be kind of loomed
9 over. And as I said in the note, just very briefly,
10 Hoar Sanctuary is a public amenity there, very
11 similar to that bike path that goes through Bedford
12 and Concord and all that.

13 This is going to have an impact on
14 the public resource. The boardwalk paths go there.
15 The boardwalk path is where the area is wet. The
16 area further up the hill here is a wooded area, it
17 is not particularly overgrown. People do walk their
18 dogs. I think some of the trees are packed with red
19 and green -- you know, a hiking system that you can
20 hike through and go from marker to marker. And so
21 it is open to the public, and this is going to
22 seriously impact it.

23 And if you believe this building is
24 too large as compared to the scale of this

1 development, I think under that case law you have
2 the authority to ask for them to shrink it. I think
3 one of the waivers that is really worth discussing
4 is the usable open space waiver. I don't see why
5 they can't meet that requirement. And if they have
6 to shrink the footprint of the building, then so be
7 it. I think that top lot should go on the project
8 property.

9 If they are going to use the rest of
10 the other properties that are not part of the 40B
11 lot as mitigation for this property, let's see more
12 mitigation, which I suggested in my e-mail. I
13 didn't see anything from Chestnut Hill Realty in
14 response that I found in this qualifier you made, so
15 I hope you'll embrace that power and try to make
16 this project a little more manageable. Thank you.

17 MR. CHIUMENTI: Steve Chiumenti,
18 Precinct 16, town meeting member. I did submit a
19 note. I don't know if you had a chance to look at
20 that as well, more of an economic matter, but I want
21 to emphasize by way of introduction that it's a
22 question here of local concerns are not all or
23 nothing. In the way you were describing it last
24 week it seemed like basically if a building were too

1 big, if the project were too large, unless the
2 building were to fall down or a fire hazard, you
3 felt you were unable to do anything.

4 We're not asking you to reject the
5 project, just basically arguing that this project is
6 way too big. And basically adding this project on
7 top of what's already planned, we're talking about
8 adding almost 390 apartments to 500 apartments in
9 Brookline, it's about 80 percent increase. It's
10 going to be an 80 percent increase in people, 80
11 percent increase in cars and traffic. It's going to
12 be a challenge for people walking around. They'll
13 be able to get around, the cars will eventually
14 clear, that's all true, but that is a legitimate
15 local concern as far as the space and utilization of
16 that space and it's a justification to make this
17 project smaller, substantially smaller.

18 I would suggest that by eliminating
19 the three small buildings and taking out the
20 projections of that L shape projection of this
21 building at the humongous building, the project
22 might be even as much as a third smaller and that
23 would be justified given the fact that the project
24 will still be immense at that point.

1 Obviously the developers are going to
2 argue that that makes the project uneconomic, but
3 uneconomic is not what the developer would like to
4 earn. It's not what he thinks he's entitled to
5 earn. It's defined in the regulations and the
6 guidelines. Basically uneconomic is the minimum
7 return on total cost. It's basically the ten year
8 treasury rate at the time the Pell was issued plus
9 four and a half percent which would be about 6.3
10 percent.

11 In order to have a hearing before the
12 Housing Appeals Committee the developer would have
13 to show they couldn't make the minimum return on
14 total costs, which I think is about 6.3 percent in
15 this case. That's before it gets to argue that the
16 conditions were unnecessary, and basically you get
17 to argue that they were for reasons we've already
18 stated. So that's basically it.

19 I think you have the power to make
20 this project a lot smaller. It doesn't sound like
21 you think you do, but you do. I think you can make
22 it stick. I'm not going to go over all the reasons
23 why this project is so big, but it's not unusual for
24 projects to be shrunk, and this project needs to be

1 shrunk and you can do it. Thank you.

2 CHAIRMAN ZUROFF: Thank you.

3 MS. LEICHTNER: Judith Leichtner,
4 town meeting member, Precinct 16. I'm going to add
5 one comment to what Steve said and what Scott said
6 about the size of this project and remind you that
7 the original proposal from Chestnut Hill Realty had
8 a net of only 198 units. They felt that was
9 economic then, and now it's grown to 230 units. So
10 it doesn't seem like it's realistic that they
11 couldn't have made a profit with a smaller project.

12 I had two questions. I was just
13 curious about the size of the play lot. And two
14 other issues that came up which haven't been
15 answered. Have we heard from the Health Department
16 at all? Have you heard? There is still that
17 question about rats and what that means in terms of
18 the building of this, and I know in ROSB projects we
19 heard a lot from the Fire Department and all of the
20 concerns because we're on that committee, and we
21 haven't heard from the Fire Department. I was
22 curious about that as well. Thank you.

23 CHAIRMAN ZUROFF: Thank you. Mr.
24 Geller, would you like to address some of the

1 questions that were raised or not? It's your
2 choice.

3 MR. GELLER: With regard to the rats,
4 I think that was brought up last week and maybe we
5 did answer it this way, but I thought we did. Part
6 of what will be required by the conditions is going
7 to be construction management plans and all
8 construction management plans deal with a rodent
9 control plan and that would defiantly be part of
10 whatever we are doing on this site. I think the
11 blasting guy talked about how that there always is
12 some kind of impact, any demolition does create a
13 potential for rodent problems and we will be
14 addressing that.

15 I don't have the square footage of
16 the playground but I can get that.

17 CHAIRMAN ZUROFF: With regard to the
18 direct affect on the sanctuary which seems to be an
19 issue for the public, do you have anything to say
20 about that.

21 MR. LEVIN: Mark Levin, Chestnut Hill
22 Realty. One of the previous slideshows that we
23 gave, we actually took pictures from the closest
24 point along the path that's marked with those red

1 and green emblems on the trees, and we show the
2 image of the building that you could or could not
3 see. There was a limited view of the building from
4 that point. I think it was about 150 feet away.

5 MR. SWARTZ: I don't think it was
6 that far away, but we can find out again.

7 MR. LEVIN: If you'd like to see that
8 slide again, we can bring it.

9 CHAIRMAN ZUROFF: I wanted to address
10 the public concerns about that. I do think that
11 we've heard some testimony with regard to its direct
12 effect. Alison?

13 MS. STEINFELD: Alison Steinfeld,
14 Planning Director. Perhaps I can shed some light.
15 First on the sanctuary, we have involved the
16 conservation agent a number of times, and he's not
17 expressed any concern over the impact of the
18 proposal on the sanctuary.

19 In terms of the fire department, we
20 also involved the fire chief both in terms of
21 overall review of the plans and very specifically in
22 terms of the blasting. He in fact assisted me in
23 developing the scope for the peer reviewer and has
24 reviewed both Chestnut Hill Realty's blast plan and

1 the peer reviewer's analysis, and I just sent again
2 today to ask him to provide any further comments on
3 either the plan and specifically the blasting
4 plan.

5 CHAIRMAN ZUROFF: Did the fire chief
6 express opinions with regard to access at all? I
7 think we had not heard any concern. We did on the
8 ROSB with regard to this project.

9 MS. STEINFELD: The fire department
10 is comfortable with access in terms of public
11 safety.

12 CHAIRMAN ZUROFF: Turnaround and
13 safety?

14 MS. STEINFELD: Yes.

15 CHAIRMAN ZUROFF: Thank you. All
16 right, Board. It's time for us to discuss the
17 overall project. We don't have to get into
18 specifics necessarily. Chris, would you like to
19 start off?

20 MR. HUSSEY: I think the project is
21 appropriate for this site, and I'm not sure it's
22 necessary to reduce the size of it. I know the
23 neighbors are concerned, but I'm comfortable with
24 way it is.

1 CHAIRMAN ZUROFF: Okay. Lark?

2 MS. PALERMO: As we discussed on
3 Thursday, my focus has been the alternative plan
4 which the developer has acknowledged is what we all
5 call the 40A plan or the Gerry Building plan which
6 would go before a separate board of appeals for 40A
7 approval, and we were going to discuss -- because I
8 did want to, having had a discussion with Judi, I
9 thought we should talk about that.

10 CHAIRMAN ZUROFF: You want me to
11 speak?

12 MS. PALERMO: Yes, that's really the
13 most important to me.

14 CHAIRMAN ZUROFF: This is a little
15 unusual for us to consider this plan with an
16 alternative hanging out in the background, but we do
17 acknowledge that it has been proposed. It's my
18 feeling that it's the developer preference to go in
19 that direction even though it's not before us. What
20 is before us is the presentation for this 40B
21 project, but we do understand that there is a
22 potential change down the road.

23 I have spoken with our consultant and
24 had some input also from town counsel with regard to

1 this unusual approach that we can't ignore. It's in
2 the room. It's been presented to us. We have to
3 act with regard to the presentation as before us.
4 And the developer, the applicant has presented us
5 with a request that our decision may have as a
6 condition that should they be able to get 40A
7 permission for the other project, that they would
8 like us to sort of pre-approve that change. I don't
9 think that we can actually pre-approve that change,
10 but what we can do is if we approve this project as
11 presented, we can say as one of the conditions that
12 should they be successful on the 40A portion of the
13 project that they presented to us, that we are in
14 favor of a modification being presented to us of the
15 decision that we make on the 40B project.

16 It is an expression of not
17 necessarily approval but that we are willing to
18 consider it if it is presented to us as a
19 modification decision that this Board reaches if
20 it's approved, that we would be open to
21 hearing the modification request, and we would come
22 back and as part of our reconsideration, they would
23 be able to present what they have been permitted
24 under 40A and that we would be open to hearing that

1 and we've already expressed some sentiment about it,
2 but it's not necessarily part of a decision.

3 My concern, or not my concern, but my
4 question is that not only have you presented to us
5 an alternative that based on 40A approval, which
6 will take some time and is subject to NCD and other
7 approval authorities, but the play yard which is on
8 another project, it's on another lot altogether,
9 while I understand, we all understand that you
10 control that land, is really not part of either
11 application, either the 40B or the 40A as I
12 understand it, and that would require some kind of
13 agreement in order for you to actually do that. And
14 I'm not sure if there is a way for us to even
15 address that given the current proceeding because we
16 are only acting on the 40B application.

17 It would seem to me that there would
18 be a need under those circumstances for some kind of
19 cross-access agreement between the lot owners as to
20 the creation of the open space that you're
21 presenting as part of -- which would be a project
22 accessory use or amenity, is probably the proper
23 term.

24 So I don't know that we can actually

1 address that, but it would be nice to know that it
2 is part of the intention of the applicant and the
3 co-applicant or the other owners, and I'm not really
4 sure and I'm more than happy to hear from you about
5 that after Alison has her thoughts.

6 MS. PALERMO: I want to ask if we can
7 just simply require a playground and not necessarily
8 require it could be on the other lot as a condition,
9 pure and simple.

10 CHAIRMAN ZUROFF: Well, there is some
11 open space within the project. I don't know whether
12 there is room for a playground.

13 MS. PALERMO: Again, I think it would
14 be a similar situation. As I had seen it, we would
15 include in this decision a recognition that they
16 have informed us that they are pursuing an
17 alternative plan, that we'll call it, and that they
18 have filed plans as I understand it with Planning
19 Department. Is that correct?

20 MS. SELKOE: For the 40A?

21 MS. PALERMO: Correct.

22 MS. SELKOE: Yes.

23 MS. PALERMO: They have filed plans,
24 that they are pursuing an alternative plan.

1 MS. SELKOE: They haven't been
2 presented yet to the Planning Board.

3 MS. PALERMO: But they filed?

4 MS. SELKOE: Yes.

5 MS. PALERMO: So our decision would
6 make that statement and include your comment that it
7 wouldn't create the same sort of language that Steve
8 has put in his condition that they have the
9 obligation to pursue the 40A. That's really up to
10 them, but it would say that assuming they got
11 approval of something that was substantially similar
12 to the plan they filed with the Planning Department,
13 that could come before us and then we would consider
14 it a minor modification to this approval with
15 conditions of this 40B plan, and we can add to that
16 the playground.

17 In other words, we would obligate
18 them to add a playground to this plan as a condition
19 but if they come to us and have an alternative place
20 to put the playground, that would be a minor
21 modification to our plan. That's my suggestion.
22 You have different one, Alison?

23 MS. STEINFELD: I would respectfully
24 suggest that in terms of the playground, a simple

1 condition subject to town counsel approval would be
2 such that the condition would be that subject to
3 approval by the NCD and any other appropriate
4 required town bylaws that a playground be
5 incorporated into the site and you can identify the
6 site and it will be a condition subject to NCD
7 approval.

8 MS. PALERMO: I'm happy with mine,
9 frankly. I want to say they have an obligation to
10 put a playground on this 40B lot.

11 MS. STEINFELD: That's a whole
12 different issue. I'll let the developer respond.

13 MS. PALERMO: It's important to have
14 play space. As everyone has made this point over
15 and over again, this will bring a lot of people onto
16 the site, a lot of children onto the site. I'm
17 surprised there isn't a playground there now. They
18 need a playground. We can deal with it later. If
19 they object, then they should let me know.

20 MR. SWARTZ: A number of issues were
21 raised and I want to try to address all of them to
22 the best of my ability.

23 As it relates the suggestion for the
24 40A alternative, which you just described the way

1 you described it, I think that's acceptable. I
2 think that's fine with us. It would be interesting
3 to see what would happen if a different Board didn't
4 feel the same way. The way you described it I think
5 we would be fine. Obviously we'd prefer that this
6 sort of be pre-approved, but if that's not the
7 Board's inclination and you want us to come back for
8 an insubstantial modification on that basis for
9 something that I think we think and hopefully the
10 Board and the peer reviewer think it's a better
11 plan, then that's fine. We can accept that.

12 As far as the playground, what I
13 would suggest for your consideration is a bit of a
14 hybrid, which is that you -- I understand you want
15 to require a playground and that if we're able to,
16 with NCD approval, and we will certainly and can
17 demonstrate there would be a cross-easement that
18 would be appropriate to allow the residents of the
19 40B project to use that playground, that we be
20 allowed to do that in that manner. We feel that's a
21 good location for the playground.

22 Should that not happen, that is NCD
23 approval not be obtained for whatever reason and
24 your inclination to require us to do a playground on

1 the site, I think we can accommodate that. It might
2 not be as ideal as the one we proposed, but we can
3 accommodate some form of playground on our site.

4 CHAIRMAN ZUROFF: Let me say this as
5 well. In talking with our legal consultant and town
6 counsel, it is not appropriate and I don't want to
7 have the appearance of a conflict of interest about
8 this and I know it was suggested that this Board be
9 the same board to sit on the 40A. First of all, we
10 have no control over that, and frankly I don't want
11 to have the appearance of a conflict of interest. I
12 don't want to give you any indication from this seat
13 that we, as this Board, give you any kind of
14 approval as to the 40A. That would be a separate
15 matter and it may not be appropriate for any of us
16 to sit on that particular sitting board, but it is
17 certainly not appropriate for us to make any kind of
18 judgment or recommendation with regard to that
19 application.

20 The fact that we've expressed some
21 favoritism towards having that as the net result
22 shouldn't have any bearing on this decision and
23 that's the way we're going to approach it.

24 MR. SWARTZ: I accept that, and if I

1 imply to the contrary, I would try --

2 CHAIRMAN ZUROFF: I think you're not
3 playing games with us.

4 MR. SWARTZ: I think we may have
5 mentioned at the last hearing that in the interest
6 and the efficiency of the knowledge of the plan that
7 that might make sense, but certainly from the point
8 of view of how you want to approach and how the Town
9 wants to approach it based on the advice of your
10 counsel, we totally understand that and accept it.

11 MS. PALERMO: I do think our decision
12 can have the fact that we have been informed of the
13 plan and we have been informed it's been filed with
14 the Planning Board that we do think as an
15 alternative it's preferable for the development of
16 the site, but that's not within our jurisdiction.

17 CHAIRMAN ZUROFF: We really can't
18 approve it because it's not part of this
19 application.

20 MS. PALERMO: But we're open if they
21 get their approval?

22 CHAIRMAN ZUROFF: As I said before,
23 ultimately if we grant approval, it would be with
24 the condition perhaps that we would be favorable to

1 question. I know you're trying very hard to meet
2 the demands of the process, but I wanted to raise
3 that as an issue here.

4 CHAIRMAN ZUROFF: From a procedural
5 standpoint, I might be wrong, but I believe that if
6 a modification application is submitted, that there
7 would be a full hearing and the public would be part
8 of that process.

9 MR. SPRITZ: I do appreciate that and
10 I do realize that, but when the reason for the
11 modification sets outside the hearing room itself
12 with this Board constituted as it is, it almost
13 would be nice -- I'll write you a letter about
14 perhaps a way that we can make sure that there might
15 be one forum where all issues related to the
16 entirety can be heard appropriately without crossing
17 jurisdictional bounds.

18 CHAIRMAN ZUROFF: It's not an easy
19 question. I'm certainly more than happy to hear
20 what you have to say in whatever you want to submit
21 to us. We will bring it to our advisory counsel and
22 the town counsel, and in any event, just to be sure
23 that we're not going outside the boundaries of our
24 authority.

1 MR. SPRITZ: I appreciate that. I
2 can see how hard you're trying to make sure that
3 you're sitting on one point of your jurisdiction.
4 Thank you.

5 CHAIRMAN ZUROFF: Thank you. Anybody
6 else? All right. Then I think that we've come to
7 the point where we pretty much have a consensus.
8 Let me say this: Even though I am the chairman, I'm
9 not the leader of this pack. I'm just coordinating
10 the meetings. Everyone who sits here has an equal
11 voice in this process.

12 Personally I have expressed a
13 preference that the project be slightly smaller, but
14 I reiterate that we have heard from our town peer
15 reviewers. We have heard from the public. We've
16 heard from the Town boards and the people that are
17 daily involved in the process of approving building
18 expansion on new buildings and new projects in the
19 town.

20 Despite the fact that I think it
21 might be preferable to have a smaller building, I
22 have not been convinced that making the building
23 smaller will have any appreciable positive effect on
24 the neighborhood or the town. We all are aware that

1 certainly that density increasing puts further
2 stress on the Town's facilities and certainly the
3 schools and certainly traffic and accessibility, but
4 we have also heard from peer reviewers that
5 specifically are tasked to inform us on the negative
6 effects, and despite the common-sense approach that
7 says bring in more people, you can have more
8 traffic, you're going to have more congestion, we
9 have not heard any specific evidence that that's
10 going to be the case with the additional 236 units.

11 To my way of thinking, the height of
12 the building, although it's in excess of the area
13 and excess of the building code in excess of the
14 zoning code, the fact that it is contained wholly
15 within the project, it's on the edge of the project,
16 that the shadow studies that we've seen don't seem
17 to directly affect anyone in a terribly negative
18 way.

19 The Hoar Sanctuary is clearly a town
20 asset that needs to be protected, but again we've
21 heard no direct evidence other than it's close and
22 it's going to shadow or it's going to cause run-off,
23 none of those things have been scientifically proven
24 to be true. Therefore, even though it is somewhat

1 out of character with the development and it clearly
2 will be adding more people to the area, and listen,
3 I live not far away. I know the traffic is not
4 great on Independence Drive going up to the circle.
5 Again, we have to go on empirical evidence that we
6 have been presented.

7 The arguments of the public are
8 heard, but we have to go on what we have been
9 informed from a scientific point of view.

10 I'm sure that if you raised the
11 question of bringing this project to the brink by
12 denying it or by imposing conditions on it such as
13 reducing the size of the building forces the
14 developer to challenge us and to make the economic
15 arguments that they would have to make in order to
16 justify it if we were to seriously impinge on their
17 plans.

18 People have to realize that that's a
19 process and I think you know it from other matters
20 that are pending. It is a difficult and arduous
21 process and costly process. In the end the
22 experience of the Commonwealth and the courts and
23 other towns with 40B projects tends to favor the
24 fact that creating affordable housing outweighs all

1 of the factors that we could raise as a
2 justification for denying the permit or bringing it
3 down significantly.

4 So that being said and that's my
5 opinion, I do think that the developer has made
6 modifications to the project. There's been an
7 excellent response for the working groups who have
8 worked very hard behind the scenes. We don't see
9 it. We don't hear here about it, but they have made
10 modifications to the project. They added amenities,
11 the pool, the access to the front of the building.
12 The building is an attractive building as it's
13 presented. I think all things considered, I would
14 say that would support the approval of the 40B
15 application subject to the conditions which we yet
16 have to go through.

17 There will be conditions. We will
18 deal with the possibility of requiring a play space
19 within the 40B project. We will mention the other
20 proposal that will be going through the process.
21 Whether I sit on that Board or not has nothing do
22 with this decision. I've had my say. I'm happy to
23 hear --

24 MR. HUSSEY: I agree with everything

1 you say except the playground or whatever it is
2 called being within this lot line is not possible.

3 CHAIRMAN ZUROFF: It doesn't look
4 like there is much room for it.

5 MS. PALERMO: There is land behind
6 each of these two buildings now. It won't be as
7 large, but it will service the 40B buildings if it
8 were located in a place like this, and certainly the
9 buildings on this side of the project, and again our
10 focus is on the 40B building. That's what I'll
11 approve of this right now. I think there's a
12 location that would be functional and not ideal but
13 functional.

14 CHAIRMAN ZUROFF: So I think -- I'm
15 sorry, Chris.

16 MR. HUSSEY: No, that is okay.

17 CHAIRMAN ZUROFF: -- that we've
18 expressed our general support. I put it out to the
19 applicant to make some sort of proposal for both the
20 play space that we are indicating a willingness to
21 approve the 40B project as a condition and also to
22 make some sort of a proposal that is justified under
23 the law, the code, and our requirements as to the
24 other play areas that you may want to develop,

1 because we don't really have jurisdiction over that
2 space but you indicated a willingness to cooperate
3 in that regard.

4 I would like to hear from you in more
5 detail about how that can be incorporated into the
6 ultimate decision as a condition or however it's
7 appropriate for us to deal with that. You may want
8 to do some research and present us with some
9 argument on it so that I can bounce it off of legal
10 counsel and our advisory counsel as well.

11 MR. LEVIN: Assuming that type of
12 language or facts of law or rights or whatever can
13 be incorporated, what I would like to see is that we
14 be conditioned to pursue the other, the better, the
15 preferable location for the top lot, and if we fail
16 to do that, then we would in fact then put it on the
17 40B lot.

18 CHAIRMAN ZUROFF: All right. You may
19 have to have plans that show that because ultimately
20 it has to be part of the 40B decision.

21 MR. LEVIN: That's right. We can
22 create that. We can create that. The reason I want
23 the other first is because it's better, and so if
24 it's feasible, the questions that you're asking are

1 answerable, then I would prefer that we be compelled
2 to pursue the better option first and then the
3 secondary option next.

4 CHAIRMAN ZUROFF: Well, again, I'm
5 open to your suggestions as far as language in the
6 conditions, and we will vet them as we may and
7 hopefully come to a consensus on that because it's
8 impossible for us to actually come to a final
9 decision on that part of it.

10 MS. PALERMO: Actually, I have a
11 question for the developer. Assuming we grant this
12 comprehensive permit, is your plan to sequence your
13 construction, the large building first and the
14 smaller building separately?

15 MR. LEVIN: So as mentioned, we have
16 the process begun on the 40As, so I wouldn't start
17 the small buildings first in hope that they will be
18 eliminated later. So as we sit here today, the
19 large building would come first, but I think --

20 MS. PALERMO: How about the site work
21 that needs to be done? Are the smaller buildings
22 not located on ledge or puddingstones so you don't
23 need to do things like blasting prior to commencing
24 construction.

1 MR. LEVIN: Throughout the 40B lot we
2 have stormwater, underground stormwater, and we have
3 those buildings, and there is ledge scattered about.
4 And although the fact that there is ledge doesn't
5 mean there is necessarily blasting where there are
6 other methods to removing small amounts of ledge.
7 With large amounts, you're compelled to blast. So
8 will there be blasting in other areas? Perhaps, but
9 not necessarily.

10 MS. PALERMO: Okay. Thank you.

11 CHAIRMAN ZUROFF: Just for
12 clarification, presuming that you got the approval,
13 you have a long process ahead of you even with
14 approval. What is a reasonable expectation of a
15 timeline before you actually start blasting?

16 MR. LEVIN: So the first step would
17 be to drop the construction documents, and that
18 could take upwards of a year. And after that we
19 have to sit down with the different boards, whether
20 it's the Building Commissioner, the DPW, and get
21 their sign-offs. They have to review the plans.
22 Then we would be prepared. We could then start.
23 Sorry. It's not going to happen before a year and a
24 half, I don't think.

1 CHAIRMAN ZUROFF: Presumably the
2 other project proposal that you're making would take
3 less time than this to get started?

4 MR. LEVIN: Yes.

5 CHAIRMAN ZUROFF: Okay. So at that
6 point presumably everything goes as we would expect
7 it to go, you would have the ability to do whatever
8 you wanted to do concurrently?

9 MR. LEVIN: Yes.

10 CHAIRMAN ZUROFF: Does that answer
11 your question?

12 MS. PALERMO: Yes.

13 CHAIRMAN ZUROFF: Do you have any
14 other questions, Chris?

15 MR. HUSSEY: No, I don't.

16 CHAIRMAN ZUROFF: Okay.

17 MS. SELKOE: We have to announce the
18 next hearing.

19 CHAIRMAN ZUROFF: Yes. We will have
20 another hearing at which time we'll review,
21 hopefully, conditions and we will also have some
22 time to hear from the public as well. Our next
23 hearing will be October 10, here, same time, and if
24 any of you want to submit anything further, you may,

1 but I think it's fairly well-conceded by the Board
2 that we are approving the project, although it won't
3 become formal until that time.

4 Thank you all for coming. Thank you
5 all for your input. We sincerely hope that the
6 process will lead to a good project for the Town.
7 Thank you.

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

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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 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY
13 HAND AND SEAL THIS 27TH DAY OF SEPTEMBER, 2018.

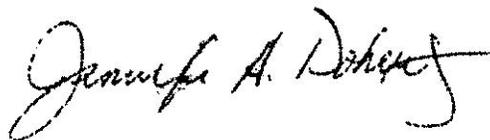
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Certified Shorthand Reporter

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CSR No. 1398F95

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22 My Commission Expires:

23 October 19, 2023

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