



Town of Brookline

Massachusetts

PLANNING BOARD

Town Hall, 3rd Floor
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Steve Heikin, Chair
Robert Cook, Clerk
James Carr
Linda K. Hamlin
Blair Hines
Mathew Oudens
Mark J. Zarrillo

To: Brookline Board of Appeals
From: Brookline Planning Board
Date: January 17, 2019
Subject: **Convert retail space to veterinary office**
Location: 1663 Beacon Street

Atlas Sheet: 22A
Block: 217
Lot: 24-25

Case #: 2019-0001
Zoning: G-1.75 (WS)
Lot Area (s.f.): 6,144

Board of Appeals Hearing: **February 14, 2019 at 7:00 pm**

SITE AND NEIGHBORHOOD

1663 Beacon Street is a retail space located at the corner of Beacon Street and Winthrop Road in the Washington Square commercial area that was formerly Emack & Bolio's ice cream shop. The space is a one-story retail storefront located at the end of a row of restaurants and services. The abutter to the left is Brookline Bank. The space is also adjacent to multi-story apartment buildings at the rear and across Winthrop Road. The property is located directly across from the MBTA Green Line.

APPLICANT'S PROPOSAL

The applicant, Pleasant Animal Clinic, Inc. wishes to convert the former Emack & Bolio's ice cream shop to a veterinary clinic. The clinic will occupy the first and basement levels of the space totaling 1,472 square feet.

The proposed first level will include a seating area and front desk, two exam rooms, and a bathroom. The proposed basement level will contain a radiology lab room, a surgical suite, an open staff office and a utility storage area.

The vet practice will be a full service general practice offering services ranging from wellness visits to routine elective/emergency surgery for cats and dogs. The clinic's capacity at any one time is five to six

animals with two in exam rooms and up to three in the hospital. Most animals will not stay overnight. The clinic will be open from 8 am to 6 pm on Mondays, Tuesdays, Wednesdays and Fridays, 8 am to 7 pm on Thursdays, 8 am to 5 pm on Saturday, and 9 am to 5 pm on Sundays. Visitors will utilize the surrounding on-street public parking.

The applicant has submitted an acoustical report analyzing the probable noise impacts of animals on neighboring properties and a plan for removal of waste generated on-site. These documents are attached.

FINDINGS

Section 4.07 –Table of Uses, Use #20A: Office or clinic of a licensed veterinarian for treatment of animals, including laboratories and holding facilities. Studies by recognized experts shall be submitted to insure the use will be constructed so as to safeguard nearby properties against undue noise, odor and improper waste disposal. *Special permit required.*

STAFF ANALYSIS

Staff is supportive of this proposal for a veterinary clinic in this currently vacant retail space. The applicant has put together a well thought out proposal and has brought in the expertise needed to adequately plan for and mitigate against possible impacts from such a facility on surrounding commercial uses. The storefront's location at the end of a row of shops and restaurants decreases the impact of the use. There is precedent of other vet offices in Washington Square. Pet owners will be able to utilize ample parking along Beacon Street and walk to the clinic. The applicant will need to return to the Planning Board for any proposed changes to the façade or signage.

PLANNING BOARD COMMENTS

The Planning Board had no concerns about this proposal and felt that the applicant and the property owner had sufficiently addressed all potential issues. The Board did specify that it would like to see elevations of the storefront included in the plan set submitted to the ZBA for a better understanding of the proposed exterior.

Therefore, the staff recommends approval of the proposal and the floor plans by D.F Valente Architect & Planner, dated 10/16/2018, subject to the following conditions:

1. Prior to the issuance of a building permit, final floor plans indicating all salient dimensions and elevations shall be submitted subject to the review and approval of the Assistant Director of Regulatory Planning.
2. The applicant shall take all such action that may be necessary to eliminate all noise and odor impacts on neighboring businesses, including but not limited to the installation of an appropriate ceiling system for limiting noise transfer and quick cleanup and disposal of all animal waste.
3. All waste from the veterinary clinic and pharmacy/lab/Sharps and Infectious Waste shall be disposed of appropriately and in compliance with all applicable Environmental and health regulations.
4. The operator must apply for and obtain a Keeping of Animals Permit from the Brookline Department of Public Health. Should the level of dogs kept at site exceed 4 or more dogs overnight a kennel permit must be obtained from the Town Clerks office.
5. 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 floor plan

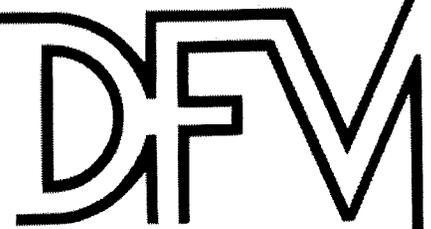
stamped and signed by a registered engineer or architect; and 2) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

knm



D. F. VALENTE

ARCHITECT & PLANNER
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DOMENIC F. VALENTE, A.I.A.

E-Mailed : sduffff@boballenlaw.com

DECEMBER 19, 2018

TOWN OF BROOKLINE.
ZONING BOARD OF APPEALS
333 WASHINGTON STREET
BROOKLINE, MA 02445

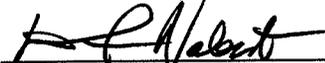
RE: PET HOSPITAL
1663 BEACON STREET
BROOKLINE, MA 02445
PROJECT NO. 1827

MEMBERS OF THE BOARD OF APPEAL,

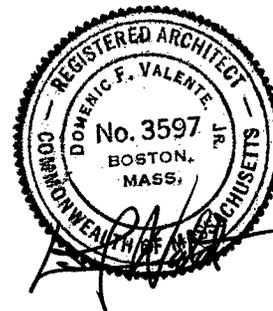
THE ABOVE PROJECT WILL COMPLY WITH THE TOWN'S NOISE CONTROL
BY-LAW (ARTICLE 8.15).

IF YOU HAVE ANY QUESTION PLEASE CALL ME AT MY OFFICE.

VERY TRULY YOURS,
D.F. VALENTE, ARCHITECT & PLANNER

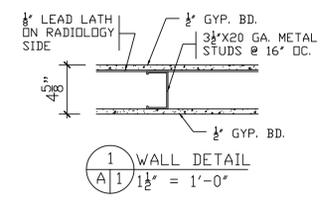
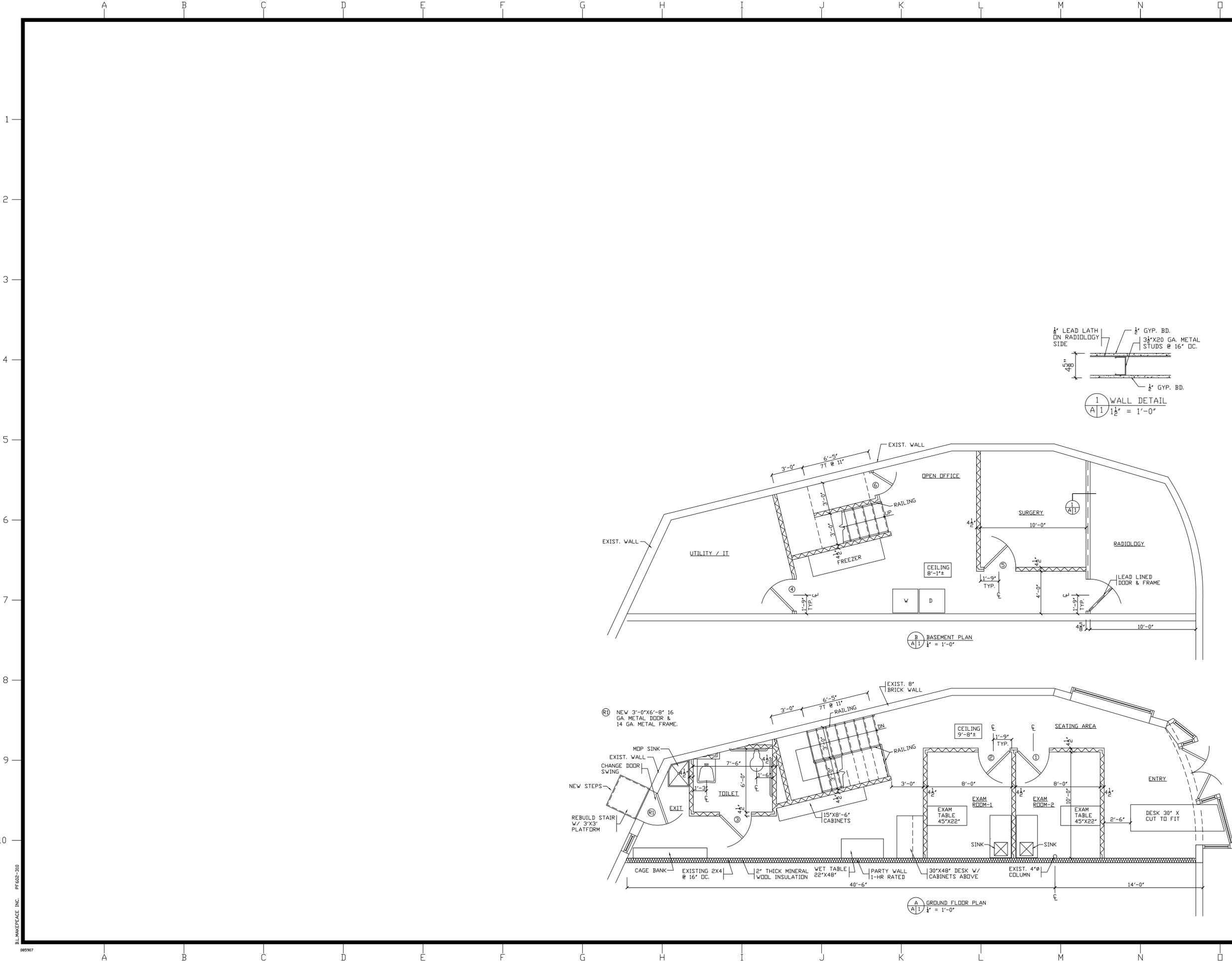


DOMENIC F. VALENTE, AIA



DFV/jv

CC: E- Mailed Charles Callanan cpcallanan@msn.com



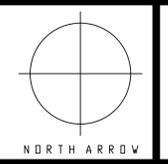
NOTES

LEGEND

NO.	REVISIONS	DATE

CONSULTANTS

KEY PLAN



SCALE:	AS NOTED
DATE:	OCTOBER 16, 2018
PROJECT NO:	1827
DRAWN BY:	JEJ
CHECKED BY:	DFV

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PROJECT TITLE

PET HOSPITAL
 1663 BEACON STREET
 BROOKLINE, MA

DRAWING TITLE

FLOOR PLAN

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BLAKEFACE, INC. PF602-310

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