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HEARING BOARD OF APPEALS
THE COOLIDGE RESIDENCES AT BROOKLINE
Wednesday, February 6, 2019 at 7:00 p.m.
Brookline Town Hall
333 Washington Street
Brookline, Massachusetts 02445

Reporter: Jennifer A. Doherty, CSR

1 APPEARANCES:

2 Mark Zuroff, Chairman

3 Lark Palermo, Board Member

4 Randolph Meiklejohn, Board Member

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6 Polly Selko, Assistant Director of Regulatory

7 Planning

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9 Margaret Murphy, Representative of Chestnut Hill

10 Realty

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12 Brian Dugdale, Esq. Goulston & Storrs

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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'm calling to order this
4 meeting of the Zoning Board of Appeals. We're here
5 this evening on a 40(b) application.

6 For the record, my name is Mark
7 Zuroff. I'm sitting as chair of this proceeding.
8 Serving with me on the Board is to my left Randolph
9 Meiklejohn and to my right Lark Palermo. Polly is
10 here on behalf of the Planning Department.

11 And for the record, this meeting is
12 recorded and so everyone who addresses the Board
13 should go to the podium, speak clearly and
14 distinctly into the microphone so that a record of
15 this proceeding can be accessed later on the
16 website.

17 Tonight's proceeding is basically an
18 introduction to the application. The applicant will
19 present us with an overview of the project. We can
20 ask questions as the presentation is going forward.
21 If there is anyone here who wants to make a comment
22 on what is demonstrated to us tonight, we will hear
23 from members of the public that are here, and then
24 we will deal with any organizational or

1 administrative business, and then we will continue
2 this proceeding to a date. For the record, it will
3 be March 20, but I will also announce that at the
4 end of the meeting.

5 So that is the overview. I see that
6 the representatives of the applicant are here.
7 Please step to the podium and tell us about your
8 project.

9 MS. MURPHY: Thank you, Mr. Zuroff.
10 I'm Margaret Murphy of Chestnut Hill Realty and with
11 me tonight is Brian Dugdale who is with Goulston and
12 Storrs who is our attorney on the project.

13 So tonight we're going to have just
14 an overview of the Coolidge Residences of Brookline
15 at Brookline which is the 40(b) comprehensive permit
16 application.

17 We filed this in the summer and it's
18 been a little bit on hold for a variety of reasons
19 but we are proceeding, and this is the big overview
20 of the project.

21 So this is an image of what we expect
22 it to look like as across from Beacon Street. We
23 can recognize Coolidge Corner.

24 Here is the site which is kind of a

1 complicated site. So there's two garages, one here
2 and one over here. And there is a parking lot here.
3 This is all owned by Chestnut Hill Realty. It's an
4 interior site. So this is on John Street, it faces
5 on John Street and faces on this part of Pleasant
6 and then the interior right here.

7 There is an access driveway right
8 here that serves these buildings, and that will
9 remain. You can't see it so much on there, but that
10 will still remain and that will be access in and out
11 here for these residents.

12 CHAIRMAN ZUROFF: You have the right
13 to use the access as well as the front buildings?

14 MS. MURPHY: Yes. Absolutely, yes.
15 It's a shared accessway by all.

16 Here's what we're proposing. This
17 will be our 299 unit residential building, and I'm
18 showing you a bird's-eye view, obviously.

19 And right here you can drive under
20 the building, so it's not all the way to the ground.
21 This still remains an access way right here. It's a
22 total of 12 stories.

23 On this side there is a three-layer
24 garage; one is at ground level and the two are

1 below. And then over here, it's the building. On
2 the first floor is the common area and then
3 amenities, et cetera, a gym. Here on the first
4 level is parking.

5 There is a green space right here.
6 This is something that the neighbors have been very
7 interested in making sure we had that here.

8 So here's the program; 299 market
9 rate affordable studio, one-, two-, to three-bedroom
10 apartments. The first floor as is shown on the
11 right has amenities in this space, et cetera. And
12 on the left it has on-grade parking. It's 11
13 stories of apartments over the first floor, 333
14 covered parking spaces, two levels below grade, one
15 level at grade.

16 So the amenities, there will be a
17 lobby, a management office, a WiFi center, fitness
18 center, and the landscape green space out back.

19 The access, there is a two-way access
20 off John Street, and then the service entrance off
21 Waldo Street. There is also, I'm sure you all know,
22 there is the green line and bus transportation going
23 by the site. We did have a traffic study done and
24 it says that the three nearby signal intersections

1 are expected to continue to operate with the average
2 delay similar to those of the existing conditions
3 for both no build and build conditions.

4 This shows the access that we talked
5 about before. So this is the access for going back
6 in here. This will be somewhat of the back of the
7 house, back this way, for getting in here. And then
8 the main access will be in and out of John Street.

9 MR. MEIKLEJOHN: Does the street
10 level, the story of the garage not communicate with
11 the levels below, you just get to the lower levels
12 around the turnaround in the green space?

13 MS. MURPHY: Yes. Here's the image
14 of the John Street access. So it's two coming out
15 and one going in. And you see the various traffic
16 patterns. These black boxes, that's basically the
17 open garage parking.

18 This is another image, a slightly
19 different view. This is -- you can't see it very
20 well, but this shows the height of various assorted
21 buildings in the area. The star is ours, 12
22 stories.

23 So we start over here at 15/40 is 14
24 stories. 15, I think it's 22 is 14 stories and then

1 they go down to eight stories, so it's range here.
2 So the 12-story building is not significantly
3 different than a few of the other buildings on
4 Beacon Street.

5 MR. MEIKLEJOHN: All these buildings
6 are east of Washington Square?

7 MS. MURPHY: I'm not sure.

8 MR. MEIKLEJOHN: I think they are.

9 CHAIRMAN ZUROFF: I think the closest
10 one is 1840.

11 MS. MURPHY: I'm not sure.

12 MR. MEIKLEJOHN: Okay.

13 MS. MURPHY: So this talks about the
14 apartments. There's seven studios, 158 one-bedroom
15 apartments, 104 two-bedrooms and 33 three-bedroom
16 apartments.

17 As you probably know in 40(b)
18 developments, you have to have some number, usually
19 ten percent have to be three bedrooms, so that
20 drives that number.

21 And then at this location we are
22 looking at a fairly large number of one-bedroom
23 apartments. We're expecting there will be a lot of
24 empty nesters, single people, et cetera, in this

1 kind of building.

2 Sixty percent of the units are
3 affordable, and they're exactly broken down in the
4 same percentages as the general number of units.
5 The affordable apartments are at 50 percent AMI,
6 which is a fairly low number.

7 The market rate units will start at
8 about \$3,000. The affordable units will probably
9 start a little under a thousand. And there will be
10 a huge lottery, as you can imagine, for these
11 units.

12 MS. PALERMO: Can I ask a question?

13 MS. MURPHY: Sure.

14 MS. PALERMO: Why did you choose to
15 go with 50 percent of AMI?

16 MS. MURPHY: That was a program that
17 Mass. Development was offering, and we talked with
18 them extensively about sort of which way to go, and
19 this seemed to be the better way.

20 MS. PALERMO: So Mass. Development
21 preferred --

22 MS. MURPHY: At that time they
23 encouraged us to do the fifty. I think in general
24 housing applicants do like the lower percentage.

1 It's 50 or 80, basically.

2 MS. PALERMO: Right.

3 MS. MURPHY: And depends on where
4 you're coming from. This is such a fantastic
5 location. These will be great units. The market
6 rate and the affordables will be very similar to
7 each other.

8 MS. PALERMO: I understand.

9 CHAIRMAN ZUROFF: This may be
10 premature, but how big are the studios and
11 one-bedrooms? Do you have any idea?

12 MS. MURPHY: I did know that, but I'm
13 not sure I remember. There are minimum sizes, maybe
14 like 800.

15 MR. MEIKLEJOHN: I think the upper
16 floor plans have it. It's small. I'm hoping when
17 it's projected, we can see it better.

18 MS. MURPHY: You can see how small
19 the studios are. I think the one-bedrooms have to
20 be 800.

21 CHAIRMAN ZUROFF: The one-bedroom are
22 840?

23 MR. MEIKLEJOHN: 790. Pretty
24 small.

1 MS. MURPHY: So they're not minuscule
2 by any means. We actually do own some other
3 buildings that do have some small units. They're
4 all market rate units. They rent but there is more
5 regulations when you do this kind of housing.

6 This just shows the floor plate.
7 This is the lower garage floor plate. It's pretty
8 obvious. Here's the upper garage floor plate.

9 CHAIRMAN ZUROFF: Is there a -- I
10 can't tell from the plans. Is there a floater to
11 the garage? Can you drive in and drive out a
12 different way, or is everyone backing into each
13 other?

14 MS. MURPHY: I think everyone is
15 backing into each other.

16 This is the first floor -- I'm sorry,
17 I'm going in the wrong direction.

18 MR. DUGDALE: It looks like for the
19 studios --

20 MS. SELKOE: Could you state your
21 name for the record?

22 MR. DUGDALE: Sorry. Brian Dugdale
23 from Goulston and Storrs. Just responding to the
24 question. The studios, what the minimum and

1 maximum, all of the studio units are set to be 480
2 based on the current program, 480 square footage.

3 MS. MURPHY: I think it's the same in
4 and out for the garage, it looks like.

5 CHAIRMAN ZUROFF: There is one
6 entrance to the garage?

7 MS. MURPHY: Yes. This is the upper
8 garage floor plate, and this is the first floor. As
9 you asked before, this sort of stands alone. It
10 doesn't connect to the lower garage.

11 You're going to see that you can
12 drive through the first floor. You'll see as you go
13 to the upper levels it's all one building.

14 MR. MEIKLEJOHN: Is that a one-way
15 drive?

16 MS. MURPHY: No, not really.

17 MR. MEIKLEJOHN: The one from
18 Pleasant Street is up there?

19 MS. MURPHY: This goes in. You can
20 also go out, but this is primarily the access for
21 over here.

22 MR. MEIKLEJOHN: So I guess it's
23 already a two-way?

24 MS. MURPHY: It's already a two-way.

1 It will stay a two-way. These people have the
2 rights to one over here. It was a shared access to
3 all of the businesses there, and the trash people
4 come in and out of there, the usual stuff.

5 CHAIRMAN ZUROFF: This is, again,
6 probably a premature question, but assuming that
7 there are elderly people living in the project --

8 MS. MURPHY: Which there will be, of
9 course.

10 CHAIRMAN ZUROFF: Will there be any
11 consideration given to where their parking spaces
12 may be so they can jump out of their car and get to
13 the elevator?

14 MS. MURPHY: That's an excellent
15 question and that's something we can certainly make
16 sure we take care of. That's the right thing to do.

17 Obviously, the handicapped spaces
18 will be near the elevator, but that's a good
19 question. I'm sure there will be several people
20 that are over 55.

21 CHAIRMAN ZUROFF: Well, hopefully
22 that is not elderly, but I know that there are
23 people for whom driving in the car is their last
24 freedom and they're not as mobile as some of us.

1 MS. MURPHY: Yes, that's very true.
2 Here is the second floor. So you can see the units
3 and the elevators.

4 CHAIRMAN ZUROFF: Do these units have
5 views to other apartment buildings like on John
6 Street? Are they looking directly into the units?

7 MS. MURPHY: On John Street the
8 condos -- I'm trying to think how tall the condos
9 are.

10 CHAIRMAN ZUROFF: You had a picture
11 of it. It looks like maybe four stories.

12 MS. MURPHY: It's not nearly as
13 tall.

14 MR. MEIKLEJOHN: It is also a
15 question whether those houses have windows on that
16 side.

17 CHAIRMAN ZUROFF: This is sort of in
18 the back of the building.

19 MS. MURPHY: There will be windows
20 over there for sure because these are units. This
21 is the second floor.

22 CHAIRMAN ZUROFF: You've got two
23 floors and the garage, so that takes out two floors
24 of residences that are adjacent.

1 MS. MURPHY: No.

2 CHAIRMAN ZUROFF: Those are on the
3 ground? You only have one above ground, so that
4 means all residences are one floor up.

5 MS. MURPHY: On the left these are,
6 yes, but on this side, the first floor here, it's
7 the common area, so everybody starts at the second
8 floor. All the living space starts at the second
9 floor.

10 MR. MEIKLEJOHN: So there is not a
11 separate commercial tenant or something like that in
12 the street level space?

13 MS. MURPHY: No.

14 MR. MEIKLEJOHN: Common space is
15 where the management office is?

16 MS. MURPHY: Yes. So the management
17 office, the gym, the WiFi center -- and we have
18 those in all of our properties, and people use them,
19 the gym especially. They use the WiFi center.
20 There is a kitchen/meeting area. People use all
21 that and they like it.

22 MR. MEIKLEJOHN: It's private to the
23 building?

24 MS. MURPHY: Yes, private to the

1 building, yes.

2 Here's the third through ninth floor,
3 they're all the same. They are stacked on top of
4 each other. This is floors ten, eleven, and twelve,
5 a different configuration.

6 CHAIRMAN ZUROFF: Is that three
7 elevator banks?

8 MS. MURPHY: Yes. So you can see
9 that this is the third through ninth floor and then
10 this is the top three floors.

11 CHAIRMAN ZUROFF: And they are
12 different why?

13 MS. MURPHY: Some of them are bigger
14 and they'll be really nice.

15 CHAIRMAN ZUROFF: There is no mansard
16 group?

17 MS. MURPHY: No. It is pretty. What
18 you see is what there is.

19 CHAIRMAN ZUROFF: Is there a roof
20 deck?

21 MS. MURPHY: No.

22 MR. MEIKLEJOHN: There is this
23 mysterious glassy part of the building on the right,
24 which is what I'm looking at now because you just

1 showed us the upper floor plan and it steps back
2 above the ninth floor. Do you have anything to say
3 at this point about the glassy appearance of the
4 block on the right and why it is different than what
5 it looks like down on street level?

6 MS. MURPHY: I think it's the
7 beginning of the design of the building. It's not
8 cast in stone literally or figuratively. I think
9 there will be some work on that for sure. But over
10 to right, yes --

11 CHAIRMAN ZUROFF: Are you talking
12 about the shadowy --

13 MR. MEIKLEJOHN: It sort of steps --

14 CHAIRMAN ZUROFF: Is that part of the
15 building?

16 MS. MURPHY: Yes.

17 MR. MEIKLEJOHN: You see this marked,
18 this part, and it steps back. You can see the step
19 there.

20 MS. MURPHY: This is not finally
21 designed.

22 MR. MEIKLEJOHN: It's a little
23 diagrammatic. I understand. I wanted to make sure
24 we all noticed as we went through the plans.

1 MS. MURPHY: Right. So these are the
2 benefits we feel creates high quality market rate
3 affordable housing right on Coolidge Corner. This
4 repurposes two dilapidated garages which are very
5 dilapidated, and it provides housing and public
6 transportation, which is the goal of everyone, and
7 provides elevator to the buildings which are
8 important for many different demographics and it
9 will improve the streetscape and give additional
10 customers for area business. I know everyone is
11 concerned about the businesses in Coolidge Corner
12 and wants them to thrive as we certainly do too.

13 That's our brief presentation.

14 CHAIRMAN ZUROFF: Very nice. I don't
15 have any further questions, do you?

16 MR. MEIKLEJOHN: Could you talk a
17 little bit more about the conversations with the
18 owner of the abutting properties about the green
19 space that you mentioned earlier in the presentation
20 about how that was something they were interested in
21 or desired in some way?

22 MS. MURPHY: We have talked to the
23 John Street residents. They look out at that
24 space.

1 MR. MEIKLEJOHN: Okay.

2 MS. MURPHY: So they had said it
3 would be nice if there is some green space back
4 here, if there could be a few trees. Now it's all
5 just junky, just paved, basically.

6 CHAIRMAN ZUROFF: But they won't have
7 access to that, it will be fenced off.

8 MS. MURPHY: Not necessarily. Let me
9 pull it up here.

10 MR. MEIKLEJOHN: I was just
11 interested in understanding. Just to come back to
12 the site plan, my recollection of the site is that
13 wrapping around that corner of John and Green
14 Street, most of those are residential buildings.
15 They're walk-ups, four, five stories. There's no
16 commercial. It turns to commercial once you get
17 further up Green Street.

18 MS. MURPHY: Right.

19 MR. MEIKLEJOHN: How many different
20 owners in those properties?

21 MS. MURPHY: I'm not sure. There are
22 direct abutters. I'm not sure.

23 MR. MEIKLEJOHN: Yes.

24 MS. MURPHY: There are several.

1 We're not planning on fencing that off. People will
2 be able to walk in there and walk around.

3 CHAIRMAN ZUROFF: Presumably you're
4 going to have a little bit easier-to-read plans that
5 we can look at?

6 MS. MURPHY: Yes. There's probably a
7 couple, several sets of those plans in the building,
8 I'm sure. God knows where they are.

9 CHAIRMAN ZUROFF: It will be nice
10 also if in your further presentation that they will
11 be more readable than that.

12 MS. MURPHY: Yes. I think that's
13 good. We'll do that.

14 MS. PALERMO: And to clarify,
15 Chestnut Hill Realty currently owns the entire site?

16 MS. MURPHY: Yes.

17 MS. PALERMO: Was this land owned by
18 the town at one point?

19 MS. SELKOE: I don't believe so,
20 no.

21 MS. PALERMO: It's just town -- it's
22 referred to as town garage. Am I mixing it up with
23 a different site?

24 MS. SELKOE: I think so.

1 MS. PALERMO: Okay. That's entirely
2 possible.

3 MS. MURPHY: No, Chestnut Hill Realty
4 owned two garages for a long time.

5 MS. PALERMO: Okay.

6 MS. MURPHY: And they own the parking
7 lot that's -- they own the parking --

8 MS. SELKOE: You have an at-grade
9 parking lot. They own that, but what about rooftop
10 utilities?

11 MS. MURPHY: I'm sure we will have
12 some. We haven't gotten that far.

13 MS. SELKOE: I think it will be good
14 if you could maybe suggest some kind of plans that
15 will be helpful to you for a future meeting, what
16 you would want to see.

17 MS. PALERMO: Is there going to be a
18 peer review of the design?

19 MS. SELKOE: I would think if they go
20 forward with this, there would be. I mean, I know
21 there would be if they go forward.

22 CHAIRMAN ZUROFF: We have stormwater
23 and traffic and we need peer review for that.

24 MS. PALERMO: I think we also need it

1 for design.

2 MS. SELKOE: Definitely have it for
3 design.

4 MS. PALERMO: This is a very
5 important sort of centerpiece of the Town of
6 Brookline, notwithstanding the fact that our
7 municipal buildings in Brookline Village, a lot are
8 prominent buildings, including the Pierce Building
9 and Coolidge Corner, and I think we need to be
10 mindful of that because this will be a dramatic
11 change to that area, and so I think the design is
12 really important.

13 MS. MURPHY: The design of the
14 building is extremely important to Ed Zuker. It's
15 really, really, really important to him, and he will
16 be make sure it's a beautiful building.

17 MS. PALERMO: I'm glad to hear that
18 because it's going to be the kind of building that
19 people will identify and see --

20 MS. MURPHY: It's for sure.

21 MR. MEIKLEJOHN: For future public
22 presentations that focus on architectural design, it
23 looks -- whether this is done on sketch-up or some
24 other application, it looks like they've got a

1 three-dimensional model of the building and the
2 streetscape of the surrounding buildings. And just
3 to make sure they know, I think it will be helpful
4 if we could have views from the street spaces.

5 MS. MURPHY: Absolutely, yes.

6 MR. MEIKLEJOHN: So everyone knows
7 about it and expects it. I partly was reminded to
8 ask about that because I'm still thinking about the
9 street level space on John and Pleasant, partly to
10 ask whether there are alternatives to the street
11 level uses that you propose. Right now that is
12 commercial?

13 MS. MURPHY: Yes.

14 MR. MEIKLEJOHN: And I understand
15 that the things you've described in the proposal
16 tonight is private to the building, and I think that
17 there is -- an alternative would be to continue to
18 have commercial use especially given that it's sort
19 of the -- it's the end of the commercial use going
20 along Pleasant Street, but right now they do turn
21 the corner around John. It's a busy area.

22 MS. MURPHY: You're absolutely right.
23 If we end up going this way, we will have lots of
24 opportunities for sketch-up and videos and all kinds

1 of things.

2 MR. MEIKLEJOHN: I'll have more
3 questions about that glassy wing. I have a theory,
4 never mind a theory of why it looks different from
5 the curb brick-ish part of the building. It's a
6 little curious and I will want to talk about it.

7 MS. MURPHY: Okay.

8 CHAIRMAN ZUROFF: Anything else?

9 MS. MURPHY: I don't have anything
10 else.

11 CHAIRMAN ZUROFF: No questions?
12 Okay. Thank you very much.

13 MS. MURPHY: Thank you.

14 CHAIRMAN ZUROFF: Is there anyone
15 here that would like to address questions or make
16 comments? No? Polly?

17 MS. SELKOE: No, just that we will be
18 continuing this to a date certain and at that time,
19 depending upon what some of the alternative plans
20 are for this site, that it could be continued again
21 or it could go forward and we could start asking for
22 peer reviewers.

23 CHAIRMAN ZUROFF: All right. As of
24 this moment, we're assuming that the project is

1 going to go forward and you're going to continue to
2 present us with more information and that we will
3 anticipate needing peer review as the process goes
4 forward.

5 But for the moment, we appreciate
6 your presentation and this meeting will continue on
7 March 20th here at 7 p.m., and I thank you all for
8 coming.

9 MS. MURPHY: Thank you.

10 (Whereupon, the hearing was adjourned
11 at 7:30 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 26 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

13

14

15 IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY
16 HAND AND SEAL THIS 16TH DAY OF FEBRUARY, 2019.

17

18



19

Certified Shorthand Reporter

20

CSR No. 1398F95

21

22 My Commission Expires:

23 October 19, 2023

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