



Town of Brookline Massachusetts

Neighborhood Conservation

District Commission

DICK GARVER, CHAIR
PAUL BELL, VICE-CHAIR
DEBORAH GOLDGERG
DAVID JACK
ROBIN KOOCHER
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MARK ALLEN, ALTERNATE
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Hancock Village Neighborhood Conservation District **Design Review Standards for Ground Mounted AC Condenser Units on Existing Buildings**

These standards are meant to be a guide for the applicant, Chestnut Hill Realty, to clarify what would be acceptable to and approved by the Town of Brookline's Neighborhood Conservation District Commission (NCDC). The units will be viewed on a unit by unit basis by Commission staff in consultation with the Chair of the NCDC, or designee. The NCDC recognizes that there could be unique circumstances for particular applications, and Commission staff in consultation with the Chair of the NCDC, or designee, will determine if the proposal is appropriate, and/or should be viewed by the full Commission.

If a complete application is submitted, and Commission staff in consultation with the Chair of the NCDC, or designee, determines the proposed unit meets the following Design Review Standards, a Certificate of Appropriateness can be issued without full Commission review. The applicant should expect review by the full Commission if the proposed unit does not meet the Design Review Standards listed below and is not considered appropriate by Commission staff in consultation with the Chair of the NCDC, or designee.

Design Review Standards:

- i. Each unit should be located within 24" of the rear wall of the unit being served.
- ii. The units should be neutral grey or beige in color.
- iii. The pads should be not significantly exceed the size of the footprint of the unit and should be a neutral color tone. The smaller pads of the newer units are preferable to the larger older concrete pads. Pads should be level.
- iv. Units should be positioned so that hose connections may pass through the wall directly behind the unit unless that would require removal of a well-established landscape planting or of ledge, in which case the unit should be positioned to minimize the hose length.
- v. The bottom of the unit's wall mounted electrical connection box should be no higher than that of the first brick coarse above the ground floor window ledge or the top of the exchanger, whichever is higher. The electrical connection box should be aligned above the unit or as close thereto as practicable.



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- vi. If the unit is on the side of the building, it should be screened.
- vii. Units should not be placed in front of or on top of a building.

Application Requirements:

- i. Existing color photographs of the location of the proposed unit.
- ii. Manufacturer's specifications and details of the proposed unit, pad, and electrical connection box denoting methods and materials.
- iii. Site plan showing the location of the proposed unit. Grade changes beyond the footprint of the pad must be shown and may be deemed subject to review by the full Commission, particularly if there is any removal of ledge
- iv. For applications that do not comply with the Design Review Standards and require full Commission approval: drawings and/or shop drawings, in sufficient detail to form an accurate visual representation.