



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: May 2, 2019 (continued)
Subject: Create common driveway
Location: **69-71 + 73-75 Westbourne Terrace**

Atlas Sheet: 20
Block: 91
Lot: 23

Case #: 2010-0014
Zoning: T-5
Lot Area (s.f.): 6,455 each

Board of Appeals Hearing: **May 9th, 2019 at 7:00 pm**

SITE AND NEIGHBORHOOD

69-71 and 73-75 Westbourne Terrace are two adjacent parcels created by subdividing an original larger lot at 71 Westbourne Terrace, each with a to-be-constructed two-family dwelling. The two-family dwellings were permitted as-of-right with no zoning relief required. The property is located close to Driscoll School and Corey Hill Outlook Park. The neighborhood consists mainly of two-family homes.

APPLICANT'S PROPOSAL

The applicant, Kenwood Builders, propose to construct a common driveway to be shared between these two properties. In response to Planning Board feedback, the applicant has revised the driveway to show one single drive that curves inward from the right side of the landscaped median.

FINDINGS

Section 6.04.5.e – Common driveway

The Board of Appeals may by special permit authorize the owners of adjoining properties to establish common driveways under common easement.

PLANNING STAFF ANALYSIS

The staff supports common driveways in general as a way to reduce the number of curb cuts required and the overall amount of paved surface. The staff believes that this revised plan reflects the feedback of the Planning Board.

PLANNING BOARD COMMENTS

The Planning Board was supportive of the changes the applicant made in response to their initial feedback to reconfigure the driveway to preserve additional open space. The Board asked that Peter Ditto, Director of Engineering and Transportation review the final plans prior to a building permit for the driveway being issued.

Therefore, the Planning Board recommends approval of the site plan by Stephen Davis dated 4/29/19 and the landscaping plan by Marc Mazzarelli Associates and Hendren Associates dated 4/29/19 subject to the following conditions:

- 1) Prior to the issuance of a building permit, the applicant shall submit a stamped and surveyed site plan subject to the review and approval of the Director of Engineering and Transportation and the Assistant Director of Regulatory Planning.
- 2) Prior to 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 site plan, stamped and signed by a registered engineer or land surveyor; and 2) evidence easements and decision have been recorded at the Registry of Deeds.

Knm
Amended MM 5/3/2019