



BOARD OF APPEALS
Jesse Geller, Chairman

Town of Brookline Massachusetts

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**BOARD OF APPEALS DECISION
MODIFICATION TO BOARD OF APPEALS CASE NO. NO. 2016-0036
CHAPTER 40B COMPREHENSIVE PERMIT
1180 BOYLSTON STREET**

Date: November 22, 2019

Location: Assessor's Atlas Map Sheet 122B, Block 433, Lot 12 known and numbered as 1180 Boylston Street, Brookline, Massachusetts, and Assessor's Atlas Map Sheet 122B, Block 433, Lot 11-00 known and numbered as 612-614 Hammond Street, Brookline Massachusetts

PROCEDURAL HISTORY

1. The Brookline Zoning of Appeals (the "Board") issued a comprehensive permit (the "Comprehensive Permit") to Chestnut Hill Investments LLC (the "Applicant") pursuant to M.G.L. c.40B by virtue of a Decision (the "2017 Decision") filed with the Brookline Town Clerk on March 23, 2017, for 1180 Boylston Street (the "Project").
2. By letter dated November 8, 2018 (the "Request Letter"), the Applicant submitted a request to the Board to amend the Comprehensive Permit for the Project pursuant to 760-CMR 56.05(11) as follows: (i) increase lot size from 14,719 square feet (sf) to 17,690 square feet, (ii) increase living area from 65,007 sf to 73,033 sf, (iii) increase number of age-restricted (ages 55+) residential rental units from 45 to 50, (iv) increase commercial area from 5,300 sf to 6,569 sf, (v) increase number of parking spaces from 69 to 70, (vi) increase massing of the building at the southwest façade, (vii) change unit mix to add two one-bedroom units, add one two-bedroom units, and newly provide two three-bedroom units, (viii) change parking program from valet with stackers on one subgrade level to self-park ramped garage on two subgrade levels ("Modified Comprehensive Permit Project").
3. At a public meeting on November 29, 2018, the Board voted unanimously that the proposed changes in the Request Letter are substantial pursuant to 760 CMR 56.05(11).
4. The materials submitted by the Applicant in its application for the Modified Comprehensive Permit Project and during the public hearing include:

Civil drawings dated February 27, 2019, and prepared by Nitsch Engineering, Boston, Mass., and stamped by professional engineer Deborah M. Danik.

["New Site Plan"]

Memorandum in regard to "Drainage Analysis" dated February 27, 2019, and prepared by Deborah M. Danik, P.E., and Brittney Veeck, P.E., Nitsch Engineering.

["Modified Stormwater Management Plan"]

Architectural Drawings dated February 27, 2019, and updated October 16, 2019, and prepared by CBT Architects, Boston, Massachusetts.

["Modified Architectural Drawings"]

Memorandum in regard to "Revised Project Changes and Evaluation of Potential Geotechnical and Environmental Impacts" dated February 27, 2019, and prepared by Doug Aghjayan, P.E. and Catherine Johnson, P.G., LSP, GEI Consultants, Inc.

Memorandum in regard to "Environmental Conditions [Massachusetts Contingency Plan]" dated May 14, 2019 and prepared by Catherine Johnson, P.G., LSP, GEI Consultants, Inc.

Revised Geotechnical Report dated July 30, 2019, and prepared by Michael T. Flynn, P.E., and Francis D. Leather, P.E., GEI Consultants, Inc.

["Modified Geotechnical Report"]

Parking Update dated April 26, 2019 and prepared by Alan Simon, Simon Design Engineering.

["Modified Parking Plan"]

Supplemental Traffic Information dated April 26, 2019, and prepared by Giles Ham, Vanasse and Associates, Inc.

["Modified Traffic Study"]

Construction Management Plan dated July 21, 2019, and prepared by Nauset Construction Management.

["Preliminary Construction Management Plan"]

Rubbish and Recycling Plan dated October 10, 2019, and prepared by Rachna Balakrishna, Esq.

["Modified Rubbish and Recycling Plan"]

5. The Applicant submitted a list of Proposed Amended Waivers and Amended Waivers Key to Site Plan dated May 14, 2019, and amended September 26, 2019.
6. The Board, with the consent of the Applicant, opened a duly advertised public hearing on April 25, 2019. The Board continued the hearing and heard and/or deliberated on testimony on the following dates: May 15, 2019, June 19, 2019, August 20, 2019, September 11, 2019, and October 16, 2019.
7. On October 16, 2019, the Board closed the public hearing.

8. The Board deliberated on the Modified Comprehensive Permit Project at a public hearing held on October 16, 2019, and it voted to grant the Modified Comprehensive Permit subject to the Conditions set forth herein, which supplement, modify or amend the existing Conditions of the Comprehensive Permit.

9. During the course of the public hearing, the Town staff, boards, commissions, and local residents submitted oral and written testimony with respect to the Modified Comprehensive Permit Project. The Board considered in part the technical review of the Town department heads, an independent site and building design reviewer, an independent traffic peer reviewer, an independent parking design peer reviewer, and an independent Licensed Site Professional in regard to matters of public health and safety, environmental health and safety, traffic, parking, site circulation, massing, stormwater, and rubbish and recycling.

10. The following consultants and independent peer reviewers assisted the Board in its review of the Modified Comprehensive Permit:

Engineering and Traffic

James Fitzgerald, P.E., LEED AP
Director of Transportation
Environmental Partners Group, Inc.
Quincy, Massachusetts

Parking Plan

Arthur G. Stadig, P.E.
Vice President / Managing Principal
Walker Parking Consultants
Boston, Massachusetts

Geotechnical / Environmental Engineering

Daniel LaFrance, Professional Engineer and Licensed Site Professional
Fuss and O'Neill
Boston, Massachusetts

Site and Building Design

Clifford Boehmer, AIA, President
Davis Square Architects
Somerville, Massachusetts

MassHousing Partnership Fund

Chapter 40B Advisor
Judith Barrett, Principal
Barrett Planning LLC
Duxbury, Massachusetts

SUPPLEMENTAL FINDINGS

1. The Board's independent geotechnical consultant, Daniel LaFrance, stated in his August 20, 2019, letter to the Board that the building at 612-614 Hammond Street takes up most of the parcel and therefore, the Applicant would need to conduct soil characterization and soil testing after demolition of the building and prior to Commencement of Construction. Mr. LaFrance stated the Board should include in the conditions for the Modified Comprehensive Permit Project a condition specifying the Applicant as the Responsible Party under the Massachusetts Contingency Plan for remediation of any contaminated soil and water at 612-614 Hammond Street.
2. The Board's independent traffic consultant, James D. Fitzgerald, stated in his June 18, 2019, letter to the Board that the modified project "is still expected to generate fewer trips than the previous [gas station use]."
3. The Board's independent parking consultant, Arthur Stadig, stated that he "does not have enough information regarding the retail use to comment on the [proposed] reduction in parking to spaces from 32 [required by zoning] to 20 [the remainder after one parking space is allocated for each of the 50 residential units]. If the development complies with zoning, providing 32 spaces to retail, leaving 38 spaces to residential the residential ratio is 0.76 spaces/unit which is near the bottom of the recommended range, but falls within it. This would not include the 10% visitor and tradespeople requirement [per zoning]." Mr. Stadig stated that "the retail tenants have not been determined in the application and it is difficult to estimate what the PHV [Peak Hour Volume] will be. PHVs for retail can vary between 30% to 60% for both in-bound and out-bound movements."

DECISION

At a duly noticed public hearing held on October 16, 2019, the Board considered the request of the Applicant and voted 3-0 to approve the requested changes as substantial pursuant to 760 CMR 56.05(11), subject to the following Conditions, which supplement, modify or amend the existing Conditions in the Comprehensive Permit.

CONDITIONS

1. "Project" shall be modified to mean the construction of 50 units of rental housing and approximately 6,569 square feet of commercial space and 70 underground self-park parking spaces on approximately 17,690 square of land located at two parcels known and numbered as 1180 Boylston Street and 612-614 Hammond Street Brookline, Massachusetts (the "Site"). "Site" shall be modified as defined herein.
2. The Project shall be constructed substantially as shown on the New Site Plan attached hereto as Schedule 1, and substantially as shown on the New Site Plan and the Modified Architectural Drawings, which were approved by the Board, and related drawings, planning documents, and supplemental reports included in Schedule 1.
2. The gross floor area and commercial space, units and corresponding bedroom mix, and parking spaces shall be modified as set forth on the Comparison of Specifications table attached hereto as Schedule 2.

3. The Conditions in the Comprehensive Permit shall be modified as set forth in the "New Conditions" attached hereto as Schedule 3 and Modified Conditions attached hereto as Schedule 3A.
4. The Waiver List and Waiver Site Plan Key in the Comprehensive Permit shall be modified as set forth in the "Modified Request for Waivers" attached hereto as Schedule 4.
5. Any damage to structures and parking areas within a 100-foot radius of 1180 Boylston and 612-614 Hammond Street, as listed in Schedule 5, causally connected to construction of the Project shall be the financial responsibility of the Applicant to repair, and the Applicant shall indemnify and hold harmless the Town to repair said damage.
6. Prior to the issuance of a Building Permit, the Applicant shall provide evidence to the Building Commissioner that an endorsed Approval Not Required (ANR) Plan consolidating the lots at 1180 Boylston Street and 612-614 Hammond Street into one lot has been filed with the Norfolk County Registry of Deeds.
7. Except as noted herein, the terms and conditions of the Comprehensive Permit shall otherwise remain in full force and affect.

Attachments:

- Schedule 1 - New Site Plan and related plans, reports, and drawings
- Schedule 2 - Comparison of Specifications
- Schedule 3 - New Conditions
- Schedule 3A - Modified Conditions
- Schedule 4 - Modified Waivers and Waivers Site Plan Key
- Schedule 5 - Abutters within 100 foot radius of 1180 Boylston Street and 612-614 Hammond Street
- Schedule 6 - Notice of Hearing
- Schedule 7 - Exhibit 2 of 2017 Decision (Terms to be included in replacement regulatory agreement)

RECORD OF VOTE

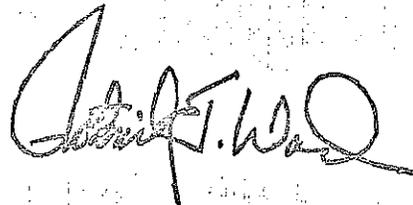
The following members of the Board vote to approve the foregoing as substantial changes to the Development and the Comprehensive Permit:

Signed this 22 day of November 2019


Johanna Schneider, Chair

By: ..

Johanna Schneider, Acting Chair
Mark Zuroff, Member
Randolph Meiklejohn, Associate Member



[Schedules 1, 2, 3, 3A, 5, 6, and 7 follow]

Schedule 1: New Site Plan and list of related plans, reports, and drawings

- A. New Site Plan and civil drawings dated February 27, 2019:
 - Sheet 1 Topographic Plan of Land dated November 9, 2017
 - ALTA/ACSM Land Title Survey dated May 13, 2014
 - C200A – New Site Plan dated February 27, 2019 *Attached*
 - C000 - Civil Notes, Legend, and Abbreviations dated February 27, 2019
 - C200 – Site Utility Plan dated February 27, 2019
 - C300 – Site Construction Details February 27, 2019

- B. Modified Stormwater Report dated February 27, 2019

- C. Revised Geotechnical Report dated July 30, 2019

- D. Supplemental Traffic Information dated April 26, 2019

- E. Modified Architectural Drawings dated October 16, 2019:
 - Sheet A.101 Floor Plans
 - Sheet A.102 Floor Plans
 - Sheet A.103 Floor Plans
 - Sheet A.104 Floor Plans
 - Sheet A.150 Units
 - Sheet A.200 Sections and Elevations
 - Sheet A.201 Sections and Elevations
 - Sheet A.202 3D Views

- F. Parking Update dated April 26, 2019

- G. New Rubbish and Recycling Plan dated October 10, 2019

- H. Preliminary Construction Management Plan dated July 21, 2019

Schedule 2

Comparison of Specifications

	Approved by ZBA March 2017	Proposed Modifications
Land Area	14,719 sf	17,690 sf
Living Area	65,007 sf	73,033 sf
Commercial Area	4,833 sf	6,569 sf
Units	45	50
Bedrooms	16 one-bed 29 two-bed 0 three-bed Total: 74	15 one-bed 33 two-bed 2 three-bed Total: 87
Parking Spaces	66	70
Parking Type	Valet + stackers (one level below grade)	Ramped self-park (two levels below grade)
Height	68-2"	No change

Schedule 3

New Conditions

1. Prior to the Commencement of Construction, the Applicant shall abate the existing structure at 612-614 Hammond Street for asbestos in accordance with State and local regulations.

2. Prior to Commencement of Construction, the Applicant shall conduct pre-construction [see Condition 3] surveys with visual documentation (by video or still photography) of the above and below grade structures, including the interiors and exteriors of the foundations, at properties located within 100 feet of the Site's property lines as listed in Schedule 5, subject to receipt from abutters of rights of access. Any damage to structures and parking areas within this area causally connected to construction of the Project shall be the financial responsibility of the Applicant to repair, and the Applicant shall indemnify and hold harmless the Town to repair said damage. The Applicant shall:
 - a. perform test pits or probes to expose or locate the foundations of these structures, if as-built foundation drawings of structures within a 100-foot radius of the Site are not available;
 - b. install crack gauges in pre-existing cracks documented in the pre-construction conditions survey;
 - c. install vibration monitors at structures within a 100-foot radius of the Site;
 - d. shall submit reports of pre-construction surveys to the Building Commissioner and proof that the Applicant submitted a copy of said surveys to each owner of the properties listed in Schedule 5;
 - e. maintain vibration monitors in working order for period(s) of construction required by the Building Commissioner;
 - f. cease construction work immediately if any construction activity is potentially causing new and/or increased cracking to an owner of a property within a 100-foot radius of the Site during periods of vibration monitoring;
 - g. immediately notify the Building Commissioner of any reports of damage to abutting structures; and
 - h. shall not resume construction work if the construction work is potentially causing damage to an abutting structure until aforementioned damage is investigated and remedied to the satisfaction of the Building Commissioner.

3. Prior to the issuance of the final Certificate of Occupancy, the Applicant shall conduct a post-construction survey of properties with a 100-foot radius of the Site as listed in Schedule 5 and submit to the Building Commissioner a report of the post-construction survey and proof that the Applicant has submitted a copy of the aforementioned survey reports to owners of the

properties listed in Schedule 5. Any damage to structures and parking areas within this area causally connected to construction of the Project shall be the financial responsibility of the Applicant to repair, and the Applicant shall indemnify and hold harmless the Town to repair said damage.

4. Prior to the issuance of a Building Permit, the Applicant shall submit for the review and approval of the Director of Engineering and Transportation for the 612-614 Hammond Street lot (a) a plan for soil and groundwater characterization program, (b) a plan for a soil testing regimen encompassing the list of regulated compounds required by soil disposal facilities, and (c) the results of all soil and water testing.
5. The Applicant shall act as the Responsible Party for construction of the 612-614 Hammond Street lot, including but not limited to the excavation, management, and disposal of contaminated soil and water pursuant to the Massachusetts Contingency Plan and to dewatering activities pursuant to the United States Environmental Protection Agency (USEPA) Remediation General Permit.
6. Prior to the issuance of a Building Permit, the Applicant shall (i) conduct a bearing analysis study stamped and signed by a professional geotechnical engineer to assess the building load and to inform the final design for the foundation; (ii) submit the aforementioned study for the review and approval of the Building Commissioner and Director of Engineering and Transportation; (iii) submit plans for the excavation support and foundation design stamped and signed by a professional geotechnical engineer for the review and approval of the Building Commissioner and the Director of Engineering and Transportation. The excavation support and foundation design shall include but is not limited to the following:
 - a. Plans for the drilled secant pile foundation method indicated in the Geotechnical Plan listed under Schedule 1; and
 - b. Thickness of foundation walls consistent with the Architectural Drawings and Parking Plan listed under Schedule 1.

Schedule 3A

Modified Conditions - Attachment follows.

SCHEDULE 3A: Modified Conditions

CONDITIONS

1. The Project shall include no more than 5045 units of rental housing in no more than one building, which buildings is shown on the Site Plans and the Architectural Plans listed under Schedule 1, with no more than approximately 5,3006,569 square feet of commercial space on the ground level and no fewer than 66-70 underground spaces and no more than three-two short-term surface parking spaces for parking a total of 69 vehicles at full occupancy to be shared by tenants of the residential units and customers and employees of tenants of the commercial spaces, as shown on the Parking Plan listed under Item 4 under Procedural History under Schedule 1.
2. Professional kitchens requiring ventilation per the State Building Code shall not be permitted on the Site. The Project's commercial space shall not involve food preparation or service (including not selling coffee/tea or packaged foods).
3. Twenty percent of the units shall be available to households earning at or below 50% percent of the AMI, adjusted for household size, as published by the U.S. Department of Housing and Urban Development from time to time.
4. The total maximum number of bedrooms shall be 74-87 and the maximum number of units shall be 4550, all of which are age-restricted (55 years of age and up, as defined by State regulations) as listed in the following table.

45 Units Age-Restricted (55+)		
Unit Type	Number of Units	Total Bedrooms per Unit Type
One Bedroom	<u>4618</u>	<u>4618</u>
Two Bedroom	<u>2930</u>	<u>5860</u>
Three-Bedroom	<u>NA2</u>	<u>NA6</u>
TOTAL <u>74-87</u> Bedrooms		

5. With respect to the Applicant's request for waivers from local by-laws and regulations dated March 20, 2017 and amended October 16, 2019, the Board approves those waivers listed in Exhibit 4 under Procedural History Schedule 1. The Project must comply with by-laws and regulations not waived.
6. Prior to the issuance of a Building Permit, the Applicant shall submit final floor plans and elevations for the buildings, indicating façade design and rooftop details subject to the review and approval of the Assistant Director for Regulatory Planning for consistency with the plans listed under Item 4 under Procedural History Schedule 1. Color, windows, and materials shall be reviewed and approved on Site by the Assistant Director for Regulatory Planning within a reasonable timeframe.
7. Prior to the issuance of a Building Permit, the Applicant shall submit final site and landscaping plans indicating: plant types and sizes and an adequate plan for maintaining, and replacing as necessary, the plantings on the Site; location of, height of, and materials for fences, walls, and driveway; exterior lighting; location of utilities, mechanicals, parking spaces, and bicycle storage; location of trash, recycling, and snow storage, subject to the review and approval of the Assistant Director for Regulatory Planning.

8. Prior to the issuance of a Building Permit, the Applicant shall submit a lighting and photometric plan to the Director of Engineering and Transportation and the Building Commissioner for review and approval. All exterior lighting on the Site shall be installed and maintained so that no direct light or glare shines on any street or any nearby homes and headlight glare from vehicles entering or leaving the Site or parking on the Site shall be shielded in accordance with local by-laws.
9. Prior to Commencement of Construction as defined in Condition 19, the Applicant shall meet with the Town Arborist to review the health of the existing street trees and provide a plan for protecting existing street trees during construction, and planting additional street trees on Hammond and Boylston Streets, for the review and approval by the Town Arborist and with all costs for performance thereunder borne by the Applicant. Any proposed removal of street trees shall be subject to M.G.L. c.87, the "Shade Tree Act."
10. Prior to the issuance of a Building Permit, the Applicant shall submit a stormwater management and drainage plan to the Director of Engineering and Transportation for review and approval.
11. Prior to the installation of the Loading Zone on Hammond Street, the Applicant shall have granted the Town a permanent easement, pending Town Meeting's approval, or, should Town Meeting not accept the grant of such an easement, an irrevocable license agreement maintained in perpetuity to ensure a ten-foot wide continuous path of travel between the loading zone and the building's west façade available to the public at all times. If approval of the easement or license is not granted or if the Applicant does not enter into a permanent easement or an irrevocable license agreement maintained in perpetuity with the Town, the Loading Zone shall not be installed and the Comprehensive Permit shall be voided.
12. The Loading Zone shall be installed on Hammond Street and used in accordance with the conditions recommended by the Brookline Transportation Board and the Director of Engineering and Transportation in their testimony to the ZBA, as well as all relevant Rules and Regulations for the Town of Brookline:
 - (a) The use of the commercial Loading Zone shall be available to any vehicle authorized by the Traffic Rules and Regulations for the Town of Brookline and shall not be for the exclusive use of tenants of the Project.
 - (b) Parking in the Loading Zone shall be prohibited during the peak hours of 7 am to 9 am and 4 pm to 6 pm.
 - (c) The 60-foot long curbside Loading Zone shall be designed to accommodate a single unit 30-foot vehicle for commercial use; the Loading Zone shall be seven feet wide and recessed from existing curb line to the proposed curb line;
 - (d) The location of the Loading Zone shall be no less than 30 feet from the STOP bar at the Boylston Street-Hammond Street intersection;
 - (e) The Loading Zone will require the removal of the existing Bradford Pear street tree, pursuant to M.G.L. c.87, and one metered parking spot to ensure that commercial trucks can nose into the Loading Zone without blocking a traveling lane and backing in. The Loading Zone shall not be installed if the street tree and the metered parking spot are not eliminated.

- (f) The cost for removal of existing materials and installation of new materials and the Town's labor related to construction of the Loading Zone shall be borne by the Applicant.
 - (g) Prior to the issuance of a building permit, the Applicant shall reimburse the Town for two-years of revenue associated with the loss of one metered parking space, which the Director of Engineering and Transportation has calculated to be \$9,360.
 - (h) In consultation with the Director of Engineering and Transportation, the Applicant shall install a sign stating COMMERCIAL LOADING ZONE with all costs for fabrication and installation borne by the Applicant.
 - (i) In consultation with the Director of Engineering and Transportation, the Applicant shall install a sign stating NO STOPPING ANYTIME/TOW AWAY ZONE 7 am to 9 am / 4 pm to 6 pm with all costs for fabrication and installation borne by the Applicant.
 - (j) Any changes in the design of the Loading Zone shall be approved by the Director of Engineering and Transportation.
 - (k) The Applicant shall keep the Loading Zone clear of snow, leaves, and debris to ensure that commercial vehicles parked in Loading Zone do not block the travel lane.
 - (l) The Applicant shall keep the ten-foot wide travel path between the Loading Zone and the building's west façade clear of snow and other obstructions at all times.
 - (m) The new curb line for the Loading Zone shall be parallel to the Hammond Street property line. The radii of the curb cuts shall be installed according to Sheet C1.00 under Item 4 of Procedural History.
13. Prior to the issuance of building permit, the Applicant shall obtain approval from Massachusetts Department of Transportation to remove the existing curb cuts and install new curb cuts on Boylston Street for the Project's driveway that are no less than 30 feet wide to accommodate three driveway lanes—one for entering the Site, one for exiting the Site, and a second exit lane to be used as a holding area by the Project's parking attendants.
14. Traffic mitigation shall be as follows:
- (a) The Applicant, in consultation with the Director of Engineering and Transportation, shall install a NO PARKING THIS SIDE-sign on the eastbound side of Boylston Street between Hammond Street-Boylston Street intersection and the driveway entrance, with all costs related to fabrication and installation borne by the Applicant.
 - (b) The Applicant shall contribute \$20,000 to the final cost to install an audible pedestrian signal and the colored, textured crosswalk at the traffic signal located at the Hammond Street and Heath Street intersection. Prior to the issuance of a Building Permit, the Applicant shall provide \$20,000 to the Town for deposit into a segregated Town account to be used by the Town for the signal upgrade and crosswalk installation. If the funds are not used within three (3) years from the date of deposit for the installation of an audible pedestrian signal at the traffic signal and painted crosswalk located at Hammond Street and Heath Street intersection, the funds shall be returned to the Applicant.

- (c) The Applicant shall ensure that the Boylston Street driveway apron is at the same level as the sidewalk elevation and that the material for the driveway apron is the same as that of the sidewalk.
- (d) The Applicant shall install mirrors on the Project's structure to assist drivers exiting the Boylston Street driveway.
- (e) The Applicant, in consultation with the Director of Engineering and Transportation, shall purchase and install a STOP sign and a stop line consisting of concrete pavers at the driveway exit with all costs borne by the Applicant.
- (f) The Applicant shall install a sign on the driveway alerting drivers entering the Site to keep right with all costs borne by the Applicant.
- (g) Vehicles entering the Site shall not queue onto Boylston Street at any time.
- (h) The Project's parking attendants, building management, employees of the commercial space, customers of the commercial space, visitors to the Project, or occupants of the residential units shall not park vehicles on Boylston Street at any time.
- (i) No vehicles shall idle in the driveway.
- (j) The Applicant shall install trees and shrubs in the five-foot wide buffer between the driveway and the property line shared with 1162-1164 Boylston Street for adequate screening and privacy and shall maintain or replace such landscaping to retain this screening.
- (k) The Applicant shall keep sidewalks in front of the Site on Hammond Street and Boylston Street clear of snow and ice and shall remove snow mounds that collect on Boylston Street to the left and right of the driveway to ensure that the visibility of drivers entering or exiting the Site is not obstructed. The Applicant shall not store snow in the public way.
- (l) The Applicant shall not store snow on the driveway where it would narrow the width of the driveway to less than 30 feet.
- (m) Prior to the issuance of a Building Permit, the Director of Engineering and Transportation shall review landscaping plans to ensure that driver visibility is not impeded.
- (n) An accessible loading zone shall be installed on the Site's driveway outside of the building entry with a five foot wide by 20 foot long access aisle adjacent and parallel to the accessible loading zone. The accessible loading zone shall be marked with cross-striping.
- (o) An accessible pedestrian path shall be installed on the Site's driveway next to the building extending from the valet drop-off area to the public way. The accessible pedestrian path shall be marked with cross-hatching to indicate no parking at any time in this area.
- (p) There shall be no surface parking spaces on the driveway within 12 feet of the Boylston Street property line.
- ~~(q) The installation of the structural columns in the underground garage and the driveway shall reflect the Parking Plan dated November 14, 2016 and listed under Item 4 of Procedural History. If that configuration is not possible, the columns shall be installed so that the width of the drive aisles and parking spaces conform with the Town's zoning bylaw. If the Applicant submits a final parking plan showing a column layout that differs from that on the November 14, 2016 Parking Plan, then prior to the issuance of a Building Permit, the Applicant shall provide an Autoturn simulation for the review and approval of the Director of Engineering and Transportation. Should the Director of Engineering and Transportation hire a third party consultant to review the revised parking plan and Autoturn simulation, all costs for the Town's consultant's review shall be borne by the Applicant.~~

15. Prior to the issuance of a Building Permit, the Applicant shall submit a rubbish/recycling plan and schedule to the Chief of Environmental Health for review and a determination of compliance with Town regulations. Said plan shall include provisions guaranteeing that:
- (a) all rubbish and recyclables generated from the Project's housing units and commercial space shall be shall be picked up together twice a week by the Applicant's private waste management service in compliance with all applicable regulations;
 - (b) The Project shall provide a trash compactor and a total of ~~two-three~~ dumpsters each sized at two-cubic yards, for the building rubbish. The Project shall provide ~~four-seven~~ totes, each sized at 96 gallons, for recycling;
 - (c) The pick-up location shall be in the drop-off area of the Site's driveway next to the Project's building;
 - (d) At no time shall trash be stored in either of the Site's front yards or in the public way or along property lines shared with residential and commercial abutters;
 - (e) Rubbish and recycling receptacles shall not be stored in the Site's driveway between 11 AM and 11 PM on weekdays and weekends;
 - (f) The private waste management truck shall back into the Site's driveway for pick-up. The truck shall not back out onto Boylston Street nor shall it stop on Boylston Street to pick up waste;
 - (g) Private waste management trucks shall not enter the site before 7 AM on weekdays and weekends;
 - (h) Rubbish and recycling storage rooms must be maintained in compliance with State Sanitary Code requirements; ~~Separate rooms shall be designed for recycling and trash storage, respectively;~~
 - (i) The Applicant shall install noise reducing sheet rock (i.e. quiet rock), or other material that reduces noise impact, from the compactor room;
 - (j) The Applicant shall inform the Public Health Department when the Project's residential units are ninety (90) percent occupied so that the Chief of Environmental Health may review and approve the preliminary rubbish/recycling plan for compliance with this Decision;
16. Prior to the issuance of a Building Permit, the Applicant shall submit a Final Ceonstruction management Management Pplan, consistent with the requirements listed in Condition 61, to the Building Commissioner and the Director of Engineering and Transportation for review and approval.
17. Prior to the issuance of a Building Permit, for each building on the Site or a portion thereof, the Applicant shall comply with the Public Works Department's Site Plan Review Checklist and with the Building Department's Certificate of Occupancy Process as verified by the review and approval of the Director of Engineering and Transportation and the Building Commissioner.
18. Prior to the issuance of the final Certificate of Occupancy for the Project, the Applicant's registered architect and professional engineer shall certify in writing to the Building Commissioner that the Project

complies with the Site Plans and the Architectural Plans, including the modifications required by this Decision.

19. Prior to Commencement of Construction, the Applicant shall provide the Director of Engineering and Transportation with plans showing that no erosion from the Site will cause deposition of soil or sediment upon adjacent properties or public ways. For purposes of this Decision, "Commencement of Construction" shall mean: the initial disturbance of soils associated with clearing, grading, or excavating activities or other construction activities; the placement of or mobilization for construction activities including but not limited to placing materials, machinery, supplies or construction equipment on the Site and removal or disconnection of utilities or water or sewer lines; or any alteration, demolition, repair or improvements to a building or structure.
20. Prior to the issuance of the first Certificate of Occupancy, the Applicant shall submit as-built plans certified by a registered architect to the Building Commissioner for his review and determination of conformance with the approved plans and the Conditions of the Decision.
21. During construction and initial leasing, the Applicant may post on Site no more than one temporary sign for the Project, no greater than twenty square feet (20 sf), with the design and location subject to review and approval by the Assistant Director for Regulatory Planning.
22. After the issuance of the final Certificate of Occupancy and before the Applicant replaces or changes any exterior materials, the Applicant shall submit plans showing replacement materials, colors, and window profiles for the review and approval of the Assistant Director for Regulatory Planning (if they are other than those indicated on the plans listed Conditions 6 and 7), unless the changes are deemed substantial by the Subsidizing Agency pursuant to 760 CMR 56.04(5).
23. When fifty (50) percent of the Certificates of Occupancy are issued, the Applicant shall demonstrate to the Building Commissioner that the Project complies with the Town Noise By-Law. Prior to the issuance of the final Certificate of Occupancy, the Applicant shall demonstrate to the Building Commissioner that the Project complies with the Town Noise By-Law.
24. ~~Superseded by Condition 2 in Schedule 3 of Modified Decision. Prior to the issuance of demolition permit, the Applicant shall conduct a pre-construction survey of the above and below grade structures located at 1162-1164 Boylston Street, 513, 515, 517, and 521 Heath Street, and 612, 614, 616, 624 Hammond Street, subject to receipt from abutters of rights of access. Any damage to structures within this area due to construction of the Project shall be the financial responsibility of the Applicant to repair.~~
25. There shall be no blasting during the construction of the Project.
26. Contemporaneously with sending or within ten (10) days of receiving any and all correspondence to or from the Massachusetts Historical Commission or the Massachusetts Secretary of Energy & Environmental Affairs concerning the Project, the Applicant shall provide the Board and the Brookline Preservation Commission with copies.
27. Prior to the issuance of a Building Permit, the Applicant shall submit a Transportation Access Plan ("TAP") for reducing the number of vehicular trips to and from the Project, to be prepared in accordance with the Transportation Access Plan Guidelines of the Town (Sec. 5.09.3.c.6 of the Town Zoning By-law), and which shall be subject to the review and approval of the Director of Engineering and Transportation. Mitigation measures in the TAP shall include the Applicant (i) providing subsidies for its employees' public transit costs; (ii) providing on-site sale of MBTA passes; (iii)

providing no fewer than ~~ten~~eleven bicycle racks for secure bicycle storage; (iv) publicizing transit options; and (v) including in leases for the commercial spaces language mandating MBTA pass subsidies be provided to employees by the tenants; ~~and~~ (vi) installing transit screens in the building lobby for use by residents, visitors, and staff, to display the on-time arrival of nearby MBTA buses and trains; (vii) installing in at least two parking spaces an Electric Vehicle Charging Station as defined in the edition of the Massachusetts Building Code in effect at the time a Building Permit is issued, and making another 15% of the Project's parking spaces EV Ready as defined in the edition of the State Building Code in effect at the time a Building Permit is issued; and (viii) unbundling parking spaces from the leases for the residential units.

Housing

28. As a condition of any approval hereunder, at least 20% of the units shall be and shall remain affordable and shall be marketed to eligible households whose annual income may not exceed 50% of AMI, adjusted for household size, as determined by the United States Department of Housing and Urban Development (the "Affordable Units"); and subject to approval by the Subsidizing Agency, as defined in 760 CMR 56.02, as the project administrator, the Affordable Units and the Market Rate units shall be eligible to be included in the Town's SHI.
29. The Affordable Units shall be dispersed throughout the Project and shall have the same bedroom "ratio" or "mix" as the Market Rate Units (as defined in Condition 40) in the Project, subject to the approval of the Subsidizing Agency. The specific units in the Project designated as the Affordable Units may change from time to time, provided that there shall be no fewer than ~~nine~~ten units in the Project that are Affordable Units.
30. Affordable Units shall:
 - a. Be evenly dispersed throughout the project
 - b. Be indistinguishable from the Market Rate Units in external appearance
 - c. Have the comparable interior finishes as the Market Rate Units
 - d. Contain the same square footage as the average size of the Project's Market Rate Units containing the same number of bedrooms
31. Lease and occupancy agreements shall be for a term of not less than six (6) months. Nightly rentals shall not be permitted. Airbnb and similar lodging services shall not be permitted.
32. Prior to the issuance of a Certificate of Occupancy by the Building Commissioner, the Director of Planning and Community Development will review and approve the distribution of units between the Affordable and Market Rate Units to ensure that the floor plans and amenities of the Affordable Units relative to the Market Rate Units are consistent with the conditions of the Subsidizing Agency's approval of the Project.
33. Local Preference: The Applicant shall work with the Assistant Director for Community Planning to request that no less than 70% of the affordable units be awarded to households with local preference during the initial lottery, as defined by the Town and subject to the approval of the Subsidizing Agency.
34. The Assistant Director for Community Planning must review the affirmative marketing plan for the Affordable Units before it is submitted to the Subsidizing Agency for final approval. The Assistant

Director for Community Planning will work with the Applicant to market the Affordable Units, specifically identifying appropriate local outreach venues.

35. For the period in which the Project is being monitored by the Subsidizing Agency, upon the Town's request, the owner shall share all monitoring reports with the Assistant Director for Community Planning including annual rent increases and information verifying income eligibility for affordable units.
36. ~~Nine-Ten~~ units in the Project shall in perpetuity be Affordable Units. Prior to the issuance of any Building Permit, a Regulatory Agreement, which shall include monitoring provisions if such provisions are not provided in a separate Monitoring Services Agreement, shall be executed by both the Applicant and the Subsidizing Agency, in form and content as approved by the Subsidizing Agency as Subsidizing Agency, and recorded with the Registry of Deeds by the Applicant against the Property, provided, however, that if a lender or governmental funding agency for the Project requires the issuance of a Building Permit(s) prior to any construction loan closing, then the Building Permit(s) may be issued, subject to the Building Commissioner's satisfaction with compliance with all other applicable legal requirements for issuance, and released to the construction lender's closing attorney, who may then release them to the Applicant upon the execution and recording of the Regulatory Agreement. Such restrictions shall take priority over all financing documents related to the Project and shall survive foreclosure. The Applicant/Owner shall provide copies of monitoring reports to the Town. Moreover, a second Regulatory Agreement and a Monitoring Services Agreement (the terms to be included are provided in Exhibit 2) shall be prepared prior to expiration of the initial Regulatory Agreement, approved by Town Counsel, executed and recorded for the period after the expiration of the affordability restrictions imposed by the Subsidizing Agency. The Applicant shall enter into said Regulatory Agreement and Monitoring Services Agreement with the Town and the Monitoring Agent to continue such restrictions. Such agreement shall be consistent with the terms of this Decision and with the customary terms of Town's Regulatory Agreements.
37. The Owner shall retain the Town or a consultant designated by the Town as the Monitoring Agent for the Project for the period commencing at the expiration of the affordability restrictions imposed by the Subsidizing Agency. All costs associated with monitoring for consistency with the Regulatory Agreement shall be borne by the Owner.
38. Subject to the requirements of the Subsidizing Agency to monitor and enforce the provisions of the Subsidizing Agency Agreements (as defined in Exhibit 2, Terms To Be Included in Replacement Town Regulatory Agreement) relative to limited dividends from the Project during the Subsidy Period (as defined in Exhibit 2), the Applicant shall provide a copy to the Board of Selectmen of any and all certifications, statements, reports, appraisals, and notices, including but not limited to requests by the Applicant to the Subsidizing Agency to revalue the Applicant's equity in the Project, made by the Applicant to the Subsidizing Agency relative to the Applicant's compliance with the limited dividend provisions in the Subsidizing Agency Agreements (e.g. all statements required to be submitted to the Subsidizing Agency as set forth in the Subsidizing Agency's regulatory agreement), contemporaneously with the Applicant's delivery of such documents to the Subsidizing Agency. The Applicant shall be bound by all terms contained in the Subsidizing Agency Agreements, including the terms pertaining to limited dividends and the use of development revenues.
39. The Town will not issue a Building Permit for the Project without review of final plans by the Assistant Director for Community Planning and final approval from the Subsidizing Agency.
40. No more than ~~eight-nine~~ certificates of occupancy shall be issued by the Building Commissioner for units designated for rent at fair market rents (the "Market Rate Units") until at least one certificate of

occupancy is issued for an Affordable Unit. No more than ~~32-36~~ certificates of occupancy for Market Rate units shall be issued until at least four occupancy permits for Affordable Units are issued.

Fire Safety

41. Prior to the issuance of a Building Permit, the Fire Chief or his designee shall review and approve the final site plan to ensure that fences and landscaping do not impede firefighter access to the lower windows in both buildings.
42. Prior to the application for a Building Permit, the Applicant shall certify in writing to the Fire Chief and the Building Commissioner that (a) both buildings have enhanced NFPA-13 (or latest version of the NFPA code) designed sprinkler systems and (b) both buildings in the Project have direct alarm notification to the Fire Department designed in accordance with the latest version of Building and Fire Codes.

Infrastructure

43. Prior to the issuance of a Building Permit, the Applicant shall provide plans for the review and approval of the Director of Engineering and Transportation for the installation on the garage level a 6,300 gallon water tank to hold the volume of stormwater from a 25-year storm to reduce the rate of stormwater runoff and not tax the municipal system's 12-inch diameter drain in Boylston Street.
44. The following portions of the Project shall be and shall remain forever private and the Town shall not have, now or ever, any legal responsibility for their operation, maintenance, repair, or replacement:
 - (a) The on-site stormwater management system;
 - (b) All sewer, stormwater and water connections, lines and equipment required, from the public way to the buildings;
 - (c) All site utilities including domestic water, fire protection, gas if applicable, electric, telephone, and cable systems.
45. The Applicant shall operate and maintain all of the foregoing specified in Condition 44 in good working condition and repair at all times at its sole cost.
46. Prior to issuance of a Building Permit, all water, stormwater and sewage facility designs shall be subject to review and approval by the Director of Engineering and Transportation.

Environmental / Geotechnical

47. Prior to the Commencement of Construction, the Applicant shall state in writing that he is the party responsible for the (a) environmental compliance at the Site and (b) the proper function and operation of the environmental controls proposed by the Applicant.
48. The Applicant shall provide to the Town within ten days of submission or receipt any documentation or correspondence related to the Site remediation pursuant to the 310 CMR 40.0000, the Massachusetts Contingency Plan.
49. The Applicant shall provide to Town within ten days of submission and/or receipt all documentation and correspondence related to the Notice of Intent and General Permit under the Environmental Protection Agency's (EPA) purview for the regulation of the short-term dewatering after the

commencement of construction. Prior to the issuance of a Building Permit, the Town shall inspect the treatment system during dewatering to ensure proper dewatering practices. Should the Town hire a third party consultant for this review, all costs for the review shall be borne by the Applicant.

50. The Applicant shall install heavy waterproofed structural slab to resist the buoyant force of groundwater, eliminating the need for an underdrain and post-construction groundwater discharge to protect the occupants of the building, to mitigate public health issues potentially posed by the residual petroleum contamination in the ground at the Site, and to prevent flooding and structural damage to the foundation.
51. After the final Certificate of Occupancy is issued, no additional load to the municipal system shall be allowed without the Director of Engineering and Transportation's approval.
52. Prior to Commencement of Construction, the Applicant shall submit for the review and approval of the Director of Engineering and Transportation a design for the long-term waterproofing system stamped by professional engineer. Should the Director of Engineering and Transportation hire a third party consultant to review the design of the waterproofing system, all costs for the Town's consultant's review shall be borne by the Applicant.
53. Prior to the issuance of a Building Permit, the Town shall inspect and verify the proper installation and function of the waterproofed system based on the design review to ensure that the waterproofing system operates effectively as an environmental control. Should the Director of Engineering and Transportation hire a third party consultant to review the installation of waterproofed slab, all costs for the Town's consultant's inspection shall be borne by the Applicant.
54. The Applicant shall install a ventilation system for the underground parking garage to control vehicle exhaust and act as an environmental control to mitigate the potential for residual petroleum vapors to migrate into the proposed building and expose the occupants of the building to vapors.
55. The Applicant shall install a generator or back-up power system to maintain ventilation of the underground garage during power outages.
56. Prior to the issuance of a Building Permit, the Applicant shall submit a ventilation system design for the review and approval of the Director of Engineering and Transportation. Should the Town hire a third party consultant to conduct said review, all costs for this review shall be borne by the Applicant.
57. Prior to the final Certificate of Occupancy, the Town shall inspect and verify the proper installation and function of the ventilation system. Should the Town hire a third party consultant to conduct said inspection, all costs for this inspection shall be borne by the Applicant.
58. During construction, the Applicant shall not stockpile remediation waste on the Site at any time. The Applicant shall provide the Director of Engineering and Transportation with ten-days written notice prior to any excavation on the Site.

Pre-Building Permit Review

59. Prior to issuance of a Building Permit, the Applicant shall demonstrate to the satisfaction of the Building Commissioner that:
 - (a) Final site plans and architectural plans have been reviewed and approved by the Assistant Director for Regulatory Planning in accordance with Conditions 6 and 7.

- (b) The Director of Engineering and Transportation has reviewed and approved the final site and lighting plans in accordance with Conditions 8 and 17; the final stormwater management and drainage plans in accordance with Condition 10; the water, stormwater and sewage facility designs in accordance with Conditions 43 and 46; the erosion control plans in accordance with Condition 19; the pavement surfaces in accordance with Condition 65; and all other items requiring review, verification, or approval by or to the satisfaction of the Director of Engineering and Transportation as listed in these Conditions.
- (c) It has paid all fees and funded all improvements required pursuant to Condition 12, 14 and, if applicable, Condition 9.
- (d) It has initiated and participated in a pre-construction meeting to discuss the proposed construction schedule with its contractor and the Town, including but not limited to the Building Commissioner, Director of Engineering and Transportation, and the Fire Chief.
- (e) All required local, state and federal approvals and permits have been obtained and it has obtained Final Approval from the Subsidizing Agency as provided in 760 CMR 56.05(8)(c)(2) and (3).
- (f) The Building Commissioner has approved the Construction Management Plan (Condition 16).
- (g) The Chief of Environmental Health has reviewed and approved the rubbish and recycling plan in accordance with Condition 15.
- (h) The Subsidizing Agency has granted the Subsidy as provided in 760 CMR 56.05(8)(c)(1).
- (i) The Assistant Director for Community Planning has reviewed the final plans in accordance with Condition 39.
- (j) The Fire Chief or his designee has reviewed and approved the final site plan in accordance with Condition 41.
- (k) The Town Arborist has reviewed a plan to protect existing street trees or add new street trees in accordance with Condition 9.
- (l) The Director of Engineering and Transportation has inspected the treatment system during dewatering to ensure proper dewatering practices were conducted in accordance with Condition 49.
- (m) The Director of Engineering and Transportation has reviewed and approved the design of the waterproofing system in accordance with Condition 52.
- (n) The Director of Engineering and Transportation has inspected the waterproofing system and verified that it was installed in accordance with Condition 53.
- (o) The Director of Engineering and Transportation has reviewed and approved the design of the ventilation system in accordance with Condition 56.
- (p) The Applicant has submitted in writing he is the party responsible for environmental compliance and long-term environmental controls at the Site in accordance with Condition 47.

- (q) The Town and the Applicant have entered into a permanent easement or an irrevocable license agreement to be maintained in perpetuity to ensure a ten-foot wide continuous path of travel for the public between the Loading Zone and the building west façade in accordance with Condition 11.
- (r) The Applicant has submitted proof to the Town that MassDot has granted an approval for the curb cut specified on the plans listed under Item 4 under Procedural History.
- (s) The Applicant has provided all documentation and correspondence with MassDEP related to remediation of the Site in accordance with Condition 48.
- (t) The Applicant has provided proof to the Director of Planning and Community Development that the age-related deed restriction was filed with the Norfolk County Registry of Deeds in accordance with Condition 79.

Construction

- 60. During construction, the Applicant shall conform to all local, state, and federal laws regarding air quality, noise, vibration, dust, and blocking of any roads. The Applicant shall at all times use reasonable means to minimize inconvenience to residents and businesses in the general area. The Applicant shall provide the Police Department with the name and 24-hour telephone number for the project manager responsible for construction. The hours for operation of construction equipment, deliveries and personnel are limited to: Monday through Friday (excluding Federal and State holidays) from 7:00 am to 5:00 pm; and Saturday from 8:30 am to 5:00 pm. Any noise or traffic complaints during these hours will be investigated by the appropriate Town agencies and departments.
- 61. Prior to Commencement of Construction and subject to approval by the Building Commissioner, the Applicant shall provide a Construction Management Plan that shall include but not be limited to: designation of truck routes; a survey of existing trees on the Site and measures to ensure tree protection during construction; limit of work areas; where construction vehicles, materials and equipment will be stored; parking hours and locations for construction workers' vehicles; location of portable toilets; rodent and insect control plan; dust/airborne particle control; security fencing; trash areas; construction trailer locations; the timetable for excavation and overall earthwork operation; and the number of necessary truck trips.
- 62. The Applicant shall make all commercially reasonable efforts to ensure that the entire construction period from Commencement of Construction to the date of issuance of the final Certificate of Occupancy shall be no more than thirty (30) months except subject to causes beyond the Applicant's reasonable control. Applicant may seek an extension of the foregoing requirement pursuant to 760 CMR 56.05(11).
- 63. The Applicant shall keep in optimum working order any and all construction equipment that makes sounds.
- 64. Upon the request of the Director of Engineering and Transportation and/or the Building Commissioner, the Applicant shall provide written reports during construction outlining the status of the Project.
- 65. Prior to Commencement of Construction, the Applicant shall provide the Director of Engineering and Transportation with a report and photographs of the condition of pavement surfaces along truck

routes before Construction Commencement and then again prior to issuance of a Certificate of Occupancy to ensure construction traffic does not adversely affect the pavement.

General

66. The provisions of this Comprehensive Permit shall be binding upon the heirs, successors and assigns of the Applicant and the obligations shall run with the land.
67. Any reference to Town staff shall be read to include a designee (either other staff member(s) or a consultant) of that person or of the head of the respective Town department or division.
68. If any part of this Decision is for any reason held invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of any other portion of this Decision.
69. Upon execution by the Board, the the Director of Planning and Community Development or her designee is directed to file this Decision with the Town Clerk and send a copy to the Applicant by certified mail, return receipt requested.
70. Any person aggrieved by this Decision may appeal pursuant to M.G.L. c.40B, Sec. 21.
71. This Comprehensive Permit shall expire if construction is not commenced within three (3) years from the date this Decision becomes final as provided in 760 CMR 56.05(12)(c), subject to the tolling provisions of 760 CMR 56.05(12)(c). For purposes of this paragraph only, Commencement of Construction is defined as the construction of the foundation of at least one of the Project's buildings. The Applicant may apply to the Board for extensions of this Comprehensive Permit in accordance with 760 CMR 56.05(12)(c).
72. If the Applicant revises any of the Plans, it shall present the revised plans to the Board in accordance with 760 CMR 56.05(11).
73. This Comprehensive Permit may be transferred by the Applicant only upon compliance with the requirements of 760 CMR 56.05(12)(b).
74. All utilities shall be underground.
75. Applicant shall pay for the Town's cost of police and fire details for the Project, in accordance with the Town's standard practices.
76. All Conditions in this Decision are to be interpreted and enforced to the extent permitted by M.G.L. c.40B and the Regulations.
77. Prior to thirty (30) days subsequent to the end of all applicable appeal periods, the Applicant shall record this Decision in the Norfolk County Registry of Deeds and shall provide the Board and the Building Commissioner with a copy of this Decision endorsed with the applicable recording information.
78. There shall be no structures or buildings or paved surfaces on the Site other than those shown on the Site Plans. Notwithstanding the foregoing, insubstantial changes to the Project, as determined by the Board in accordance with 760 CMR 56.05(11), shall be allowed.

- | 79. The Applicant shall record with the Norfolk County Registry of Deeds a restriction that each of the residential units will be leased to at least one occupant aged 55-years or older. Prior to Commencement of Construction, the Applicant shall provide proof in writing to the Director of Planning and Community Development or her designee that the aforementioned deed restriction was recorded.

Schedule 4

Modified Waivers and Waiver Site Plan Key

Attachment follows.

**1180 BOYLSTON STREET
WAIVERS LIST APPROVED BY ZBA
G1.0 Zoning District
October 16, 2019**

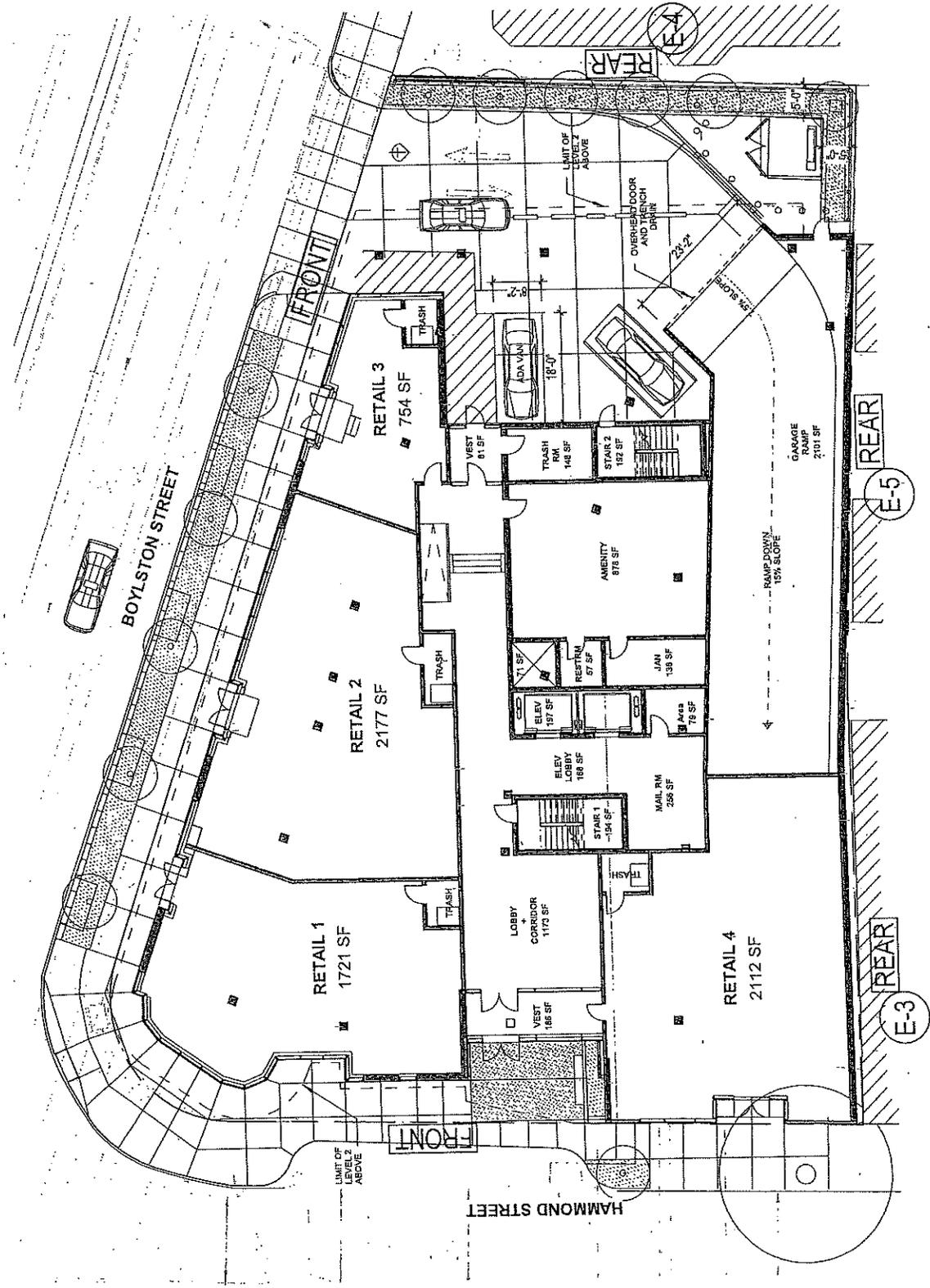
SCHEDULE 4

Any jump in Waiver numbers or circumstances in the initial request was denied or is not applicable.

Includes both parcels, 1180 Boylston and 612-614 Hammond, both zoned G-1.0. Granted Waivers are predicated on New Condition 6 of the Decision (combining the two parcels into one lot). Edits should show 2017 waivers were modified for 2019 decision.

Brookline Zoning By-Laws		Waiver Number
Bylaw Section	Requirement	Requested Waiver(s)
§4.07 – Table of Use Regulations	Multi-Family Uses USE 6	Waiver to allow the property to be used as a multi-family dwelling, with ground floor retail uses, and accessory parking.
§5.09	Design Review	Design Review requirements not applicable under M.G.L. c. 40B, except Sec. 5.09: 3.c.2 – existing conditions plan; 3.c.3 – drawing of proposal; 4.f – storm water drainage; 4.g – utility service; 4.h – advertising features; 4.j – safety and security; 4.m – energy efficiency
Sec. 5.20 Table §5.01	Maximum Floor Area	Waiver from maximum ratio of gross floor area to lot area (1.0 in G1.0 District)
Sec. 5.30 Table §5.01	Maximum Height of Buildings	Waiver from maximum building height limitations (40' in G 1.0 District)
Sec. 5.44.1	Accessory Underground Structures	Not within 10 feet of any lot line
		<p>Details of Proposal Requiring Waiver</p> <p>The Development is a multi-family housing development containing 45-50 age-restricted units and 5,388 sq. ft. of retail/commercial uses on the ground floor. The Comprehensive Permit, as may be granted by Zoning Board of Appeals shall provide all local permits per M.G.L. c. 40B § 20-23.</p> <p>Comprehensive Permit, as may be granted by Zoning Board of Appeals shall provide all local permits per M.G.L. c. 40B § 20-23.</p>
		<p>The Development has 14,719 sq. ft. of lot and will have a floor area ratio of approximately 4.40-4.52.</p> <p>Ground Level (retail): 5,741 sq. ft. 5,669 sq. ft. Ground Level (residential): 4,289 sq. ft. 4,015 sq. ft. Level 2 (residential): 11,312 sq. ft. 14,272 sq. ft. Level 3 (residential): 11,312 sq. ft. 14,272 sq. ft. Level 4 (residential): 11,312 sq. ft. 14,272 sq. ft. Level 5 (residential): 10,935 sq. ft. 13,724 sq. ft. Level 6 (residential): 9,790 sq. ft. 12,842 sq. ft. TOTAL = 84,694 79,966 sq. ft.</p>
		<p>In accordance with section §5.30 Paragraph 2, method c, the height of the Development will be 68'2" feet at its maximum. The Mean Average Grade Elevation to top of structure shall be no greater than 258.24'. Setback minimum of 0'-1" from lot line.</p>

Sec. 5.60 / 5.07 Table 5.01 FTN 5	Side Yard, marked as 2 on attached waiver key site plan	Side yard min Any other structure or use (M-1.0) min side yard 20+L/10 = 24 feet	Provide 1'-0" side yard	E.2
Sec. 5.70 / 5.07 Table 5.01 FTN 5	Rear Yard, marked as 1 on attached waiver key site plan	Rear yard min Any other structure or use (M-1.0) 40 feet	Provide 1'-0" rear yard	E.3
Sec. 5.70 / 5.07 Table 5.01 FTN 5	Rear Yard 2, marked as 4 on attached waiver key site plan	Rear yard Any other structure or use (M-1.0) 40 feet	Provide 19'-3" rear yard	E.4
Sec. 5.73 / 5.07	Rear Yard 3, marked as 3 on waiver key site plan	Rear yard Commercial abutting T-5 district 30 feet	Provide 1'-0" rear yard	E.5
Table 6.02	Parking Spaces - 2.0/residential unit and 1 space/200' ground floor retail [Application submitted prior to Zoning Amendment 2016]	Number of spaces required for residential = 90 100 Number of spaces required for commercial = 27 33 TOTAL = 117 133 spaces	Waiver to allow 1 space/unit (45-50 total) and 1 space/225SF-328SF of commercial (49-20 total) for TOTAL 69-70 spaces.	F
Sec. 6.06 Table 6.02	Loading bay to be located on the lot being served	Loading bay off the site being served	The loading bay is not on the lot being served but it will serve other lots on the area not being served	H
Sec. 6.02.2.f	Residence Use Visitor Parking	10% of the required parking spaces for the residential units shall be provided for visitors and tradespeople	No dedicated visitor parking spaces	I
Sec. 6.04.3	Design of Off Street Parking Spaces	Parking facilities shall be designed so that each motor vehicle may proceed to item parking space without requiring the moving of any other motor vehicle	There will tandem parking spaces and stackers. Parking attendants will be employed to move parked vehicles.	J
General Bylaw Sec. 5.3.5 - 5.3.10 5.3.11a 5.3.12	Demolition Delay Bylaw	Waiver from Demolition Delay (Preservation Commission review) to protect and preserve Significant Buildings. NOI exempt from Building Department's procedures for issuance of Demolition Permit.	Pertains to demolition of only the existing structure (service station shop) on the Site to allow construction of the Project.	K



GROUND FLOOR

Schedule 5

Abutters within 100 foot radius of 1180 Boylston Street and 612-614 Hammond Street.

Attachment follows.



TOWN OF BROOKLINE, MASSACHUSETTS
 ASSESSING DEPARTMENT
 333 Washington Street, Room 215
 Brookline, MA 02445

RECEIVED
 2019 OCT 28 AM 10:54
 ASSESSOR'S OFFICE
 BROOKLINE

WWW.BROOKLINEMA.GOV

Abutters List Request Form

Property Address: 1180 Boylston Street
 Property Owner: CHESTNUT HILL INVESTMENTS LLC
 Parcel Number: Block 433 Lot: 12-00 Sub-lot: _____
 Request made by: Maria Morelli Date: 10/28/2019
 Organization: Planning Dept
 Mailing Address: _____
 Phone Number: 2670
 Email Address: mmorelli@brooklinema.gov

- PURPOSE:
- Conservation Commission
 - Zoning Board of Appeals
 - Planning Board
 - Marijuana Establishment
 - Other (Board of Health, Historical Commission, Victualler's License)

Abutters and abutters to abutters within 300 feet of the subject parcel will be included on the list. If you require a different radius, please indicate here: 100 feet.

Mailing labels for all abutters will be provided using the current assessment record at a cost of \$0.05 per label. Number of label sets requested: _____.

Fees for preparing an Abutter's List are based on an hourly rate of \$30.00 per hour.

A deposit of \$10.00 is required for all requests.

Please allow 10 business days to prepare a Certified Abutter's List.

Any questions, please contact the Assessor's Office at 617-730-2060; Email Assessors@Brooklinema.gov.

FOR INTERNAL USE ONLY

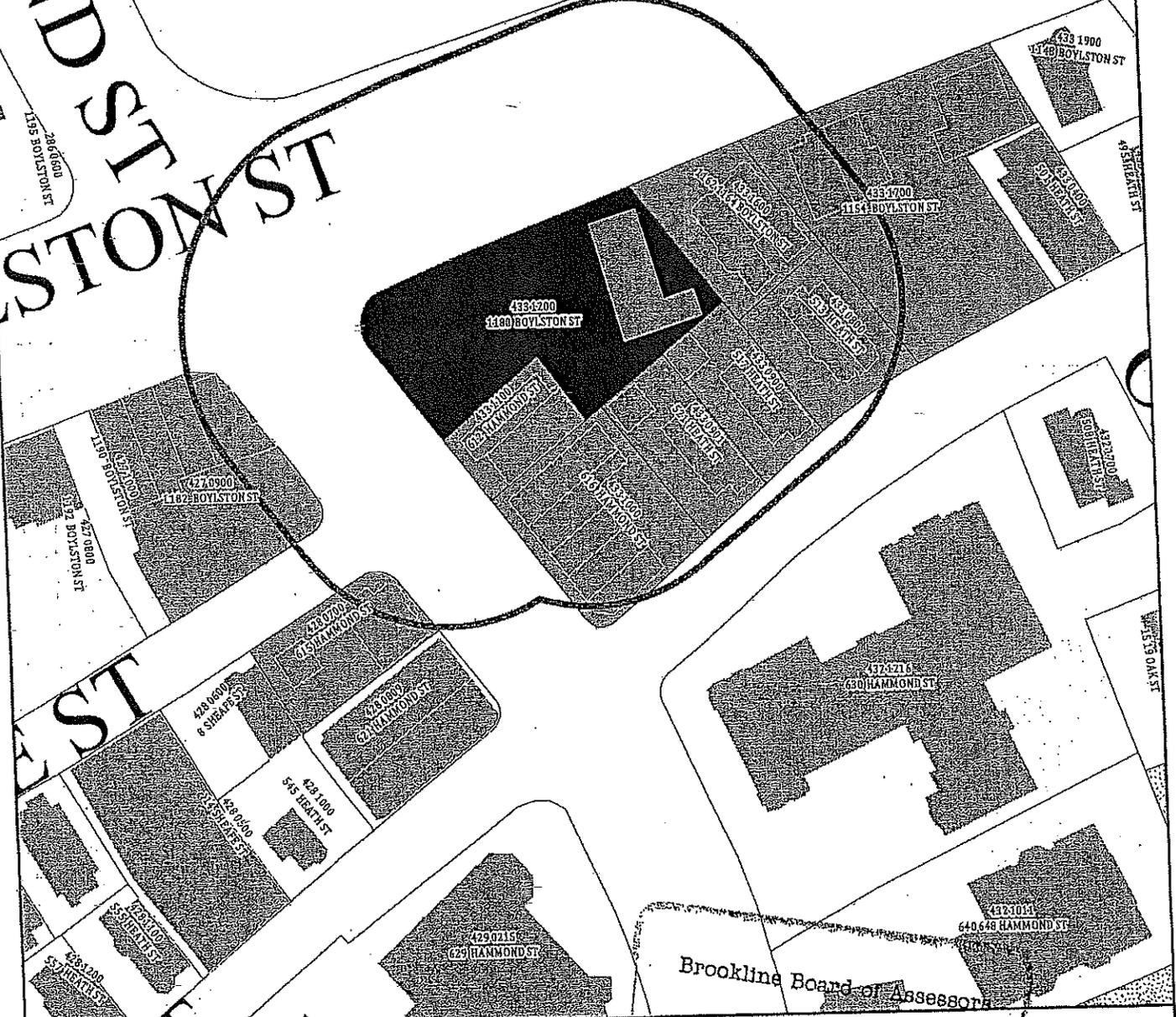
List prepared by: Halloran W... Date: _____ Deposit: _____
 Labels; _____ x \$0.05/label = \$ _____ Labor; _____ hours x \$30.00/hr. = \$ _____
 Total Fees; \$ _____, less Deposit \$ _____ = \$ _____ Received (date): _____

NOTES: _____

Town of Brookline

BOYLSTON ST

285 0104
564 HAMMOND ST



Brookline Board of Assessors

Date: 10/28/2019
 Property ID: 433-12-00
 Address: 1180 BOYLSTON ST
 Owner: CHESTNUT HILL INVESTMENTS LLC

- Legend**
-  Subject
 -  Abutters

1 inch = 81 feet

Attest:
 A True Copy



Disclaimer: The information shown on this map is from the Brookline Geographic Information System (GIS) Database. The Town of Brookline makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data.

This application is intended for reference only. For certified parcel information please contact the Town of Brookline Assessors Office.

Town of Brookline

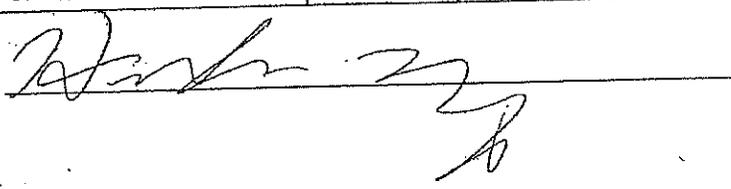
Target Parcel(s)

Owner	Owner2	Address	City, State, Zip
CHESTNUT HILL INVESTMENTS LLC,		1180 BOYLSTON ST	BROOKLINE, MA 02467

Abutting Property Owners (16)

Parcel Address	Parcel ID	Mailing Address	City, State, Zip
615 HAMMOND ST	428-07-00	174 POINT RD	MARION, MA 02738
1182 BOYLSTON ST	427-09-00	400 MYSTIC AVE	MEDFORD, MA 02155
1180 BOYLSTON ST	433-12-00	166 HARVARD ST	BROOKLINE, MA 02446
1162-1164 BOYLSTON ST	433-16-00	312 WEBSTER ST	NEEDHAM, MA 02494
1162 BOYLSTON ST #1	433-16-00.9	1162 BOYLSTON ST #1	CHESTNUT HILL, MA 02467
1162 BOYLSTON ST #2	433-16-00.9	1162 BOYLSTON ST #2	BROOKLINE, MA 02467
1162 BOYLSTON ST #3	433-16-00.9	1162 BOYLSTON ST #3	BROOKLINE, MA 02467
1164 BOYLSTON ST #1	433-16-00.9	1164 BOYLSTON ST #1	BROOKLINE, MA 02467
1164 BOYLSTON ST #2	433-16-00.9	1164 BOYLSTON ST #2	BROOKLINE, MA 02467
1164 BOYLSTON ST #3	433-16-00.9	1164 BOYLSTON ST #3	BROOKLINE, MA 02467
612 HAMMOND ST	433-11-00	1299 BEACON ST	BROOKLINE, MA 02446
616 HAMMOND ST	433-10-00	159 CAMBRIDGE ST	ALLSTON, MA 02134
1154 BOYLSTON ST	433-17-00	965 HAMMOND ST	CHESTNUT HILL, MA 02467
513 HEATH ST	433-08-00	513 HEATH ST	CHESTNUT HILL, MA 02467
517 HEATH ST	433-09-00	517 HEATH ST	BROOKLINE, MA 02467
521 HEATH ST	433-09-01	521 HEATH ST #1	CHESTNUT HILL, MA 02467

Certified By:



October 28, 2019

Brookline Board of Assessors

Attest:
A True Copy



TOWN OF BROOKLINE, MASSACHUSETTS
 ASSESSING DEPARTMENT
 333 Washington Street, Room 215
 Brookline, MA 02445

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 ASSESSOR'S OFFICE
 BROOKLINE

WWW.BROOKLINEMA.GOV

Abutters List Request Form

Property Address: 612-614 Hammond
 Property Owner: CHESTNUT HILL INVESTMENTS LLC
 Parcel Number: Block 433 Lot: 11-00 Sub-lot: _____
 Request made by: Maria Morelli Date: 10/28/2019
 Organization: Planning Dept
 Mailing Address: _____
 Phone Number: 2670
 Email Address: mmorell@brooklinema.gov

- PURPOSE:
- Conservation Commission
 - Zoning Board of Appeals
 - Planning Board
 - Marijuana Establishment
 - Other (Board of Health, Historical Commission, Victualler's License)

Abutters and abutters to abutters within 300 feet of the subject parcel will be included on the list. If you require a different radius, please indicate here: 100 feet.

Mailing labels for all abutters will be provided using the current assessment record at a cost of \$0.05 per label. Number of label sets requested: _____.

Fees for preparing an Abutter's List are based on an hourly rate of \$30.00 per hour.

A deposit of \$10.00 is required for all requests.

Please allow 10 business days to prepare a Certified Abutter's List.

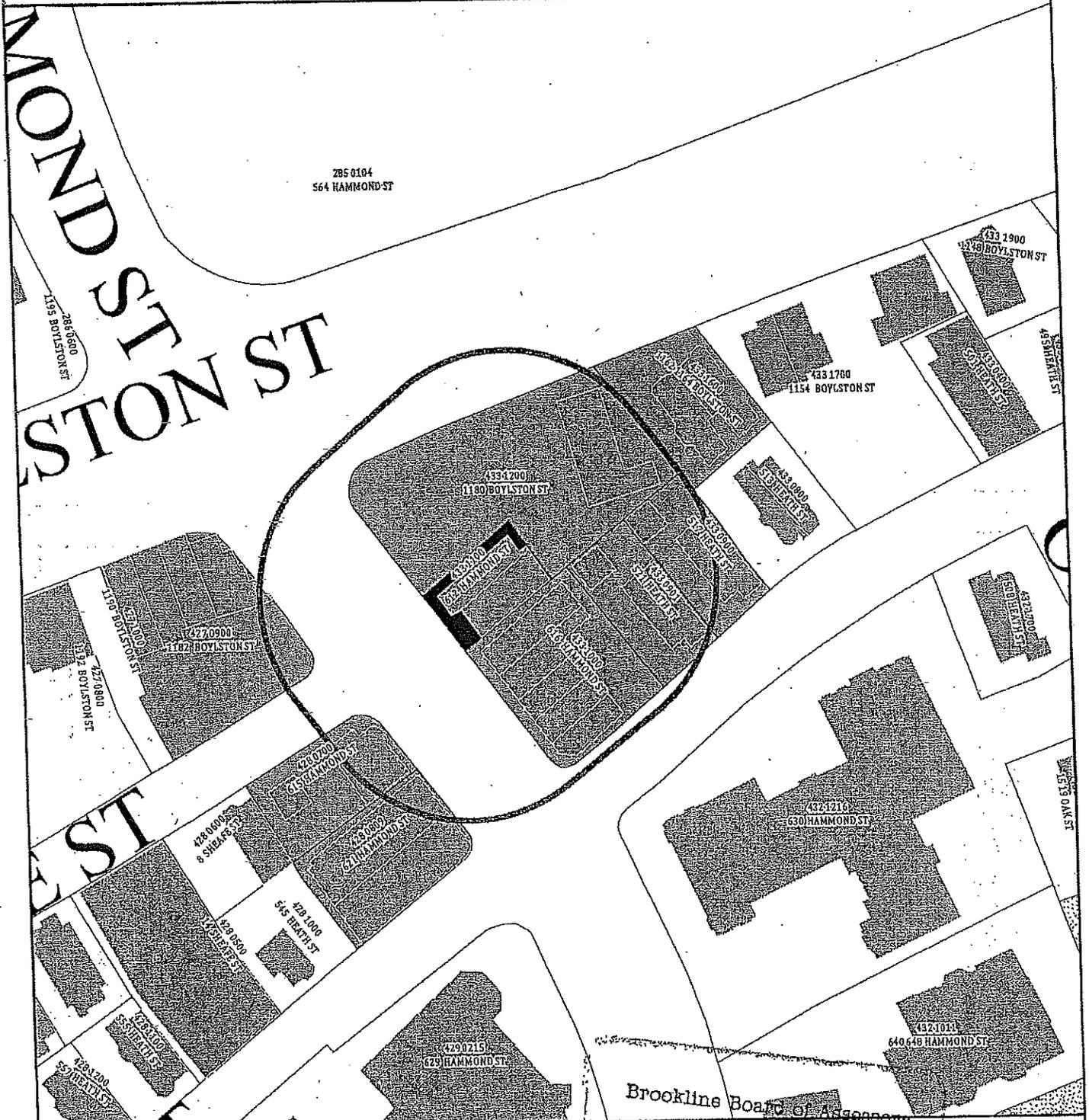
Any questions, please contact the Assessor's Office at 617-730-2060; Email Assessors@Brooklinema.gov.

FOR INTERNAL USE ONLY

List prepared by: Amber My Date: 10/28/19 Deposit: _____
 Labels: _____ x \$0.05/label = \$ _____ Labor: _____ hours x \$30.00/hr. = \$ _____
 Total Fees; \$ _____, less Deposit \$ _____ = \$ _____ Received (date): _____

NOTES: _____

Town of Brookline



Date: 10/28/2019
 Property ID: 433-11-00
 Address: 612-614 HAMMOND ST
 Owner: CHESTNUT HILL INVESTMENTS LLC

Attest:
 A True Copy



Disclaimer: The information shown on this map is from the Brookline Geographic Information System (GIS) Database. The Town of Brookline makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), the reliability, or the accuracy of the GIS data and GIS data products furnished by the Town, including the implied validity of any uses of such data.

- Legend**
- Subject
 - Abutters

1 inch = 81 feet

This application is intended for reference only. For certified parcel information please contact the Town of Brookline Assessors Office.

Town of Brookline

Target Parcel(s)

Owner	Owner2	Address	City, State, Zip
CHESTNUT HILL INVESTMENTS LLC,		612-614 HAMMOND ST	BROOKLINE, MA 02467

Abutting Property Owners (15)

Parcel Address	Parcel ID	Mailing Address	City, State, Zip
615 HAMMOND ST	428-07-00	174 POINT RD	MARION, MA 02738
1182 BOYLSTON ST	427-09-00	400 MYSTIC AVE	MEDFORD, MA 02155
1180 BOYLSTON ST	433-12-00	166 HARVARD ST	BROOKLINE, MA 02446
1162-1164 BOYLSTON ST	433-16-00	312 WEBSTER ST	NEEDHAM, MA 02494
1162 BOYLSTON ST #1	433-16-00.9	1162 BOYLSTON ST #1	CHESTNUT HILL, MA 02467
1162 BOYLSTON ST #2	433-16-00.9	1162 BOYLSTON ST #2	BROOKLINE, MA 02467
1162 BOYLSTON ST #3	433-16-00.9	1162 BOYLSTON ST #3	BROOKLINE, MA 02467
1164 BOYLSTON ST #1	433-16-00.9	1164 BOYLSTON ST #1	BROOKLINE, MA 02467
1164 BOYLSTON ST #2	433-16-00.9	1164 BOYLSTON ST #2	BROOKLINE, MA 02467
1164 BOYLSTON ST #3	433-16-00.9	1164 BOYLSTON ST #3	BROOKLINE, MA 02467
612-614 HAMMOND ST	433-11-00	1299 BEACON ST	BROOKLINE, MA 02446
621 HAMMOND ST	428-08-09	621 HAMMOND ST	CHESTNUT HILL, MA 02467
616 HAMMOND ST	433-10-00	159 CAMBRIDGE ST	ALLSTON, MA 02134
517 HEATH ST	433-09-00	517 HEATH ST	BROOKLINE, MA 02467
521 HEATH ST	433-09-01	521 HEATH ST #1	CHESTNUT HILL, MA 02467

Certified By:



October 28, 2019

Brookline Board of Assessors
 Attest:
 A True Copy

Schedule 6

Notice of Hearing

Attachment follows



TOWN OF BROOKLINE

BOARD OF APPEALS

Notice of Hearing

Pursuant to M.G.L., c. 40B, the Board of Appeals will conduct a public hearing at Town Hall, 333 Washington Street, Brookline, on a proposal at:

1180 BOYLSTON ST – AMEND A COMPREHENSIVE PERMIT TO CONSTRUCT A 6-STORY MIXED USE BUILDING TO INCLUDE 50 RENTAL RESIDENTIAL AGE-RESTRICTED UNITS, GROUND FLOOR RETAIL, AND TWO LEVELS OF UNDERGROUND PARKING, in a G-1.0 General Business zoning district, on April 25, 2019 at 7:00 PM in the 6th Floor Selectmen's Hearing Room (Petitioner/Owner: Chestnut Hill Investments LLC) *Precinct 15*

The Applicant proposes the following changes to a Comprehensive Permit granted in 2017 to construct a six-story building with 45 units of rental housing and 5300 sf of ground floor commercial spaces, 66 underground parking spaces with stackers, 3 surface parking spaces, and 24-hour valet service: **add 2,971 sf land area (from purchase of an abutting parcel), add 8,026 sf building area, add 5 residential units, add 1,736 sf retail area, add 11 parking spaces (self-park ramped subgrade garage)**

The Board of Appeals is opening a public hearing under M.G.L., c. 40B on a proposed amendment to the Comprehensive Permit issued in March 2017.

Hearings may be continued by the Chair to a date/time certain, with no further notice to abutters or in the TAB. Questions about hearing schedules may be directed to the Planning and Community Development Department at 617-730-2130, or by checking the Town meeting calendar at: www.brooklinema.gov.

The Town of Brookline does not discriminate in its programs or activities on the basis of disability or handicap or any other characteristic protected under applicable federal, state or local law. Individuals who are in need of auxiliary aids for effective communication in Town programs or activities may make their needs known by contacting the Town's ADA Compliance Officer. Assistive Listening Devices are available at the Public Safety Building for public use at Town of Brookline meetings and events. Those who need effective communication services should dial 711 and ask the operator to dial the Town's ADA Compliance Officer.

If you have any questions regarding the Assistive Listening Device, please contact Caitlin Haynes at 617-730-2345 or at chaynes@brooklinema.gov.

Johanna Schneider, Chair

Publish: April 11, 2019 and April 18, 2019

Schedule 7

Exhibit 2 of 2017 Decision:

Terms To Be Included in Replacement Regulatory Agreement

Attachment follows

EXHIBIT 2 -1180 Boylston Street

TERMS TO BE INCLUDED IN REPLACEMENT REGULATORY AGREEMENT

1. Subsidizing Agency Regulatory Agreement. Construction and/or permanent financing for the Project will be obtained from MassHousing or another qualified subsidizing agency (the "Subsidizing Agency"). As a component of such financing, the Applicant will be entering into a regulatory agreement and other agreements with respect to the Project which, *inter alia*, will set forth certain restrictions as to low or moderate income housing to be provided as part of the Project as the same may be hereafter extended or amended (the "Subsidizing Agency Agreement").

2. Regulatory Agreements. It is the intention of the Comprehensive Permit that the Project will, in perpetuity and without interruption, be subject to a suitable regulatory agreement consistent with the Comprehensive Permit governing the low or moderate income housing (the "Affordable Units") in the Project. For so long as the Subsidizing Agency Agreements are in effect, the Subsidizing Agency Agreements shall satisfy in full the requirements set forth in Conditions 36 and 37 for a regulatory agreement. From and immediately after the expiration or termination of the Subsidizing Agency Agreements, the Town shall enter into an agreement containing the terms of this exhibit to satisfy the requirements of Conditions 36 and 37 of the Comprehensive Permit (the "Town Regulatory Agreement").

3. Affordability Requirements. Pursuant to the terms of Condition 28 of the Comprehensive Permit, the Applicant will restrict certain units in the Project (the "Affordable Units") as follows: twenty percent (20%) of the units in the Project to be occupied and rented by households earning not more than fifty percent (50%) of the Area Median Income (AMI). During the Subsidy Period (as defined below), rents for the Affordable Units shall be no greater than those permitted by the Subsidizing Agency Agreements, all in accordance with the applicable rules, regulations, and guidelines of the Subsidizing Agency. Without derogating from the provisions of Paragraph 4 below relative to the exclusive jurisdiction of the Subsidizing Agency to monitor and enforce the affordability requirements, during the period (hereinafter, the "Subsidy Period") that the Subsidizing Agency Agreements are in force and effect, the Applicant shall provide a copy to the Town, care of the Board of Selectmen, of any statements, reports, notices, or certifications made by the Applicant to the Subsidizing Agency (or its monitoring agent) relative to the Applicant's compliance with the affordability requirements in the Subsidizing Agency Agreements contemporaneously with the Applicant's delivery of the documents to the Subsidizing Agency.

From and after the Subsidy Period, the Affordable Units shall continue to be restricted as set forth in the preceding paragraph in accordance with the applicable rules, regulations, and guidelines of the Subsidizing Agency (or its successor agency) that existed prior to the expiration or termination of the Subsidizing Agency Agreements, all as though the Subsidizing Agency Agreements were still in force and effect. To the extent that the Subsidizing Agency (or its

successor agency) has ceased to promulgate such applicable rules, regulations, and policies, then the Affordable Units shall be determined based on substitute regulations of a federal or state governmental agency providing subsidies for low or moderate income housing as shall be reasonably determined by the Applicant and the Town, in order to ensure the continued availability of the Affordable Units for the purposes set forth herein and in the Comprehensive Permit for the entire term of the agreement. Further, if after the Subsidy Period, M.G.L. c.40B (or its successor statute) still provides a mandate for municipalities to provide low or moderate income housing, the Applicant agrees to continue to operate and manage the Project as would permit the Project to be credited toward the Town's Subsidized Housing Inventory for purpose of Chapter 40B.

The Board of Selectmen shall establish reasonable rules and protocols to govern the monitoring of the affordability requirements, including any reporting and notice obligations, and may designate an entity to serve as its monitoring agency to monitor the Applicant's compliance with the affordability requirements. The selection of tenants in the event of unit vacancies shall be governed by the applicable rules of the Subsidizing Agency just prior to the expiration or termination of the Subsidizing Agency Agreements, and in the absence of such rules, by the rules of another subsidizing agency that are reasonably acceptable to the Town and the Applicant.

4. Monitoring and Enforcement. During the Subsidy Period, the Subsidizing Agency shall have exclusive authority and jurisdiction for all monitoring, oversight, and enforcement functions with respect to the Affordable Units, including without limitation, provision of the Affordable Units, monitoring eligibility for tenancy, calculation of affordable rentals and all matters related to limited dividend restrictions.

From and after the Subsidy Period, the Town shall have the right to monitor the Applicant's compliance with the terms of Paragraph 3 above. The Town may retain a monitoring agent (the "Town Monitoring Agent") the reasonable fees for which shall be paid by the Applicant (as provided in Condition 37 of the Comprehensive Permit), to monitor the Applicant's compliance with requirements of the Town Regulatory Agreement. The Applicant agrees to submit to the Town Monitoring Agent all certifications in the same form, and with the same level of detail, as were made by the Applicant to the Subsidizing Agency during the Subsidy Period relative to its compliance with the provisions of Paragraph 3 above.

5. Term of Town Regulatory Agreement. The Town Regulatory Agreement and all of the covenants, agreements, and restrictions contained therein shall be deemed to be an affordable housing restriction as that term is defined in G.L. c. 184 § 31 and as that term is used in G.L. c. 184, § 26, 31, 32, and 33. The Town Regulatory Agreement shall be made for the benefit of the Town, and the Town shall be deemed to be the holder of the affordable housing restriction created thereby. The Town has determined that the acquiring of such affordable housing restriction is in the public interest. The term of the Town Regulatory Agreement, the rental restrictions, and other requirements provided therein shall remain effective for so long as the Project exists.

The Town Regulatory Agreement and the covenants, agreements, and restrictions contained herein shall be covenants running with the land, encumbering the Project for the term thereof, and shall be (i) binding upon the Applicant's successors in title, (ii) not merely personal covenants of the Applicant, and (iii) binding on the Applicant, its successors and assigns for the term thereof, and shall inure to the benefit of the parties thereto and their respective successors and assigns. Any and all requirements of the laws of the Commonwealth of Massachusetts to be satisfied in order for the provisions of the Town Regulatory Agreement to constitute restrictions and covenants running with the land shall be deemed to be satisfied in full and any requirements of privileges of estate shall also be deemed to be satisfied in full. Promptly upon the execution thereof, the Applicant shall cause the Town Regulatory Agreement to be recorded in the Norfolk Registry of Deeds (or, if the Property consists of registered land, to be filed in the Norfolk Registry District of the Land Court). The Applicant shall pay all fees and charges incurred in connection with such recording or filing.