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***Brookline Preservation Commission***  
**Notes from the the October 22<sup>nd</sup>, 2020 meeting**  
**Of the LHD Design Guidelines Subcommittee**

**Commissioners Present:**

Elton Elperin, Chair  
David King  
Wendy Ecker  
David Jack  
Elizabeth Armstrong, Alternate  
Jim Batchelor

**Commissioners Absent:**

Peter Kleiner  
Richard Panciera

**Staff:** Valerie Birmingham, Tina McCarthy

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Mr. Elperin called the meeting to order at 8:20 AM.

The Commissioners began the meeting by reviewing the draft lighting guidelines compiled by staff from previous meeting notes. Ms. Armstrong questioned the inclusion of Dark Sky Compliant fixtures in the guidelines, asking for a complete definition of what that entailed. After some discussion, all agreed to strike the Dark Sky Compliance reference for now.

Mr. Elperin suggested that restricting lighting to only for safety and utility might not be in keeping with historic patterns of light fixture use. Ms. Armstrong suggested striking the word “only”. Mr. King agreed.

The Commissioners moved on to the issue of shielding lights. Discussion about wording this requirement to indicate that most should be shielded, out of concern for light pollution. Ms. Ecker noted the most intrusive lights at night are the path lights that are raised about 1’ off the ground. Mr. Elperin added that the shielding should prevent direct visibility of the bulb. Ms. Armstrong suggested “Most light fixtures should be shielded to prevent light pollution.” Mr. King agreed with this wording and asked that it be moved up to the first bullet point.

Regarding the illumination of street lights, Mr. Elperin suggested changing the wording to “and not unnecessarily supplement its illumination”.

The discussion moved to the issue of “on all night” settings for lights. Out of concern for extending the regulation beyond purview, all agreed to add “whenever possible” to qualify this requirement and to un-capitalize “on all night”. Mr. King suggested changing the wording to “light fixtures that are on all night”.

45 The color of lighting was discussed, Mr. Elperin asked that natural daylight be struck from the  
46 guideline, preferring warm colors like original incandescent bulbs. Mr. King suggested  
47 changing the wording to “Exterior lighting should be warm in color”.

48

49 Turning to the redline draft of the existing guidelines, Ms. Birmingham indicated that a new  
50 introduction letter would be needed, signed by Mr. Elperin as the new chair of the  
51 Commission. Ms. Armstrong suggested that the Planners insert their qualifications in the  
52 introduction as well. Ms. McCarthy suggested adding Brookline’s status as a Certified Local  
53 Government from MHC.

54

55 The sentence reading “does not anticipate departing” was discussed. Ms. Armstrong suggested  
56 striking this sentence. Some Commissioners felt it was better to specify guidelines that are  
57 never broken; others felt that all of the guidelines should be approached this way for  
58 consistency. After some debate there was agreement to strike the sentence.

59

60 Regarding portable items, the Commissioners discussed the current inclusion of things like  
61 playhouses as reviewable items. Mr. Elperin stated that the Commission does not have  
62 jurisdiction over portable items. Commissioners agreed to specify this, including built-in grills  
63 and fireplaces and striking “free-standing”.

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65 Ms. Armstrong asked that the maps be moved to the back of the document.

66

67 The Design Review Process section was discussed next. Commissioners discussed #2 in the  
68 purpose of an LHD, some feeling that it was redundant, others that it should be revised to  
69 express more clearly the idea of a sense of place. No decision was reached. Some concern  
70 was expressed for the inclusion of the Certificate of Hardship section, Commisoners asked  
71 whether it was necessary, whether it was clear and what information they were required to  
72 provide about this. Ms. Armstrong offered to review 40 C and report back about what should  
73 be included.

74

75 Mr. Elperin opened the discussion to comments from the public.

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77 Ms. Gilbert offered suggestion that reviewable items should refer back to 40C; section 8 of  
78 40C gives a list.

79

80 Mr. Elperin suggested that the guidelines offer some explanation of process with other town  
81 departments, noting that zoning and building permits are separate processes. Ms. Armstrong  
82 cautioned against turning the guidelines into a handbook as they are a legal document  
83 regarding the enforcement of LHD regulations.

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85 November 5<sup>th</sup> at 8:15 AM was set for the next meeting to continue reviewing the redline draft.

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