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Town of Brookline
Board of Appeals Public Hearing
Re 108 Centre Street

Remote Zoom

Monday, September 20, 2021
7:00 p.m. - 8:00 p.m.

A P P E A R A N C E S

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Board of Appeals
Mark Zuroff, Chairman
Jesse Geller, Board Member
Randolph Meiklejohn, Board Member

Cliff Boehmer, Architect
Jennifer Dopazo-Gilbert, Attorney
Rhonda Glyman, Executive Director
Deborah Morse, VP, Real Estate
Janis Mamayek, Architect

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P R O C E E D I N G S

MR. ZUROFF: Good evening, ladies and gentlemen, all of us who are here. My name is Mark Zuroff. I will be sitting as chair of this meeting concerning the 40B project at 108 Centre Street.

Before we begin, I will confirm that all members and other persons anticipated on the agenda are present and can hear me. Members, when I call your name, please respond in the affirmative. Randolph Meiklejohn.

MR. MEIKLEJOHN: I am here.

MR. ZUROFF: Jesse Geller.

MR. GELLER: Present.

MR. ZUROFF: Do we have any other board members here?

MS. MORELLI: No.

MR. ZUROFF: Staff then, when I call your name, please respond in the affirmative. Maria Morelli.

MS. MORELLI: Here.

MR. ZUROFF: And I think that's the staff. This hearing of the ZBA in open session is being conducted remotely and in a manner that

1 is consistent with the legislature's extension
2 of the provision initially made under Governor
3 Baker's March 12, 2020 executive order
4 concerning the now expired state of emergency in
5 the Commonwealth due to the outbreak of the
6 virus.

7 This body is authorized to meet
8 entirely remotely so long as adequate public
9 access is provided. Adequate public access does
10 not include public participation, unless such
11 participation is required by law. This hearing
12 may or may not feature public comment.

13 For this hearing, the ZBA is convening
14 by video conference via Zoom, as posted on the
15 town's calendar, which identifies how the public
16 may access the hearing.

17 Be advised that this hearing is and
18 that some attendees may be participating by
19 video conference. Accordingly, be aware that
20 others may be able to see you, and take care not
21 to screen share your computer. Anything that
22 you broadcast may be captured by the recording.

23 All supporting materials that have
24 been provided to members of this body are also

1 available to the public and may be accessed
2 through the town website or by request from town
3 planning staff.

4 Finally, before turning to the agenda,
5 I will cover some ground rules that will permit
6 clear and effective conduct of our business and
7 help to ensure accurate hearing minutes.

8 I will introduce each speaker on the
9 agenda. After they conclude their remarks, I
10 will invite each member, by name, to provide any
11 comment, question, or motion. Please hold yours
12 until your name is called.

13 Please also remember to mute your
14 phone or computer when you are not speaking and
15 to speak clearly and in a way that helps generate
16 accurate minutes. Before responding, please
17 wait until the floor is yielded to you, and state
18 your name before speaking.

19 If members wish to engage in sidebar
20 comment with other members, please do so through
21 me or Maria. Finally, each vote taken in this
22 hearing, and I don't anticipate a vote tonight,
23 will be conducted by roll call vote.

24 For the public comment component of

1 this hearing, I will first ask members of the
2 public if there are any who wish to speak to
3 identify themselves by name and address only. I
4 will call on each by name. Please enter your
5 name into the chat section.

6 You can find the chat icon on the
7 bottom of your screen. Click on this icon, and
8 the chat window will appear on the right, or
9 somewhere. Our host, Maria, will cue members in
10 the order in which the request is received.
11 Additionally, we'll ask if members of the public
12 who are calling in would like to speak in favor
13 of or in opposition to the project.

14 MS. MORELLI: And that's it.

15 MR. ZUROFF: And that is it. So I will
16 turn this over now to Maria, who will give us
17 some introductory remarks about the agenda for
18 this evening's meeting. Maria?

19 MS. MORELLI: Thank you very much,
20 Mark. First, I just wanted to acknowledge that
21 Brookline Interactive Group is broadcasting this
22 live on local cable channels, and that's to make
23 this hearing more accessible to people who
24 cannot attend via Zoom. I especially want to

1 thank Ann Theis and Corbin Riedel for making
2 this possible. It's a wonderful service.

3 Really quickly, what we have lined up.
4 The fire department has reviewed the plans and
5 has not flagged anything of concern. Obviously,
6 there will be a more detailed review when there
7 are construction drawings.

8 DPW -- we've met with the entire
9 project team. That's both storm water and
10 traffic. The engineering side of DPW has given a
11 list of additional data that they will need from
12 the applicant. It's nothing out of the
13 ordinary, and we are going to be meeting --
14 looping in DPW in our working groups.

15 The transportation board will be
16 meeting in October, and usually at that point is
17 when the transportation administrator will weigh
18 in with additional comments to the board.

19 We also have Tom Brady, who is the
20 town arborist. He also attended that meeting,
21 and there are some street trees that we always
22 want to get the town arborist to weigh in if
23 construction poses a problem for any street
24 trees. There's nothing that gives him pause at

1 this point.

2 Again, I mentioned that the T board
3 will be meeting in October before the next
4 hearing on this case, and the housing advisory
5 board is also meeting on Wednesday. It's
6 separate from permitting, but they are
7 entertaining an over \$3 million contribution,
8 pending permitting and state funding. So that's
9 why they're meeting this week.

10 The next hearing is scheduled for
11 October 20. It will cover traffic and parking
12 peer review. The applicant has been very
13 diligent about providing all of the necessary
14 data required by the transportation
15 administrator and the peer reviewers. In fact,
16 they quickly went through Cliff's report and
17 have already provided materials that Cliff had
18 asked for, as well.

19 So I know that they're working very
20 diligently, and we will be meeting as a group
21 this week once the ZBA gives a charge, or
22 instructions, and I believe that's it. I don't
23 think there's anything further.

24 You will see all of the materials that

1 pertain to this project. They're listed in two
2 ways, by hearing, and also by the applicant's
3 delivery, and any testimony or comments that our
4 technical advisors and town departments. So
5 it's all in one page on the project on the
6 website.

7 I just quickly want to check the chat,
8 because I think I'm getting -- so at some point
9 when there -- if there is public comment, I will
10 -- the chair will let members of the public know
11 that we are turning to public comment, and if
12 anyone wants to speak, they can just enter their
13 name in the chat or raise their hand, but that's
14 not at this point right now. This responds to
15 some questions in the chat.

16 MR. ZUROFF: To add to those remarks,
17 I want to point out that this evening's hearing
18 is concentrating on the estimable Cliff
19 Boehmer's report, and that if the public wants
20 to comment, we ask that the public confine their
21 comments to the subject matter of this evening's
22 hearing, which is the peer review design by Mr.
23 Boehmer.

24 So general comments about the project,

1 in general, should be reserved for a later
2 hearing when we are actually acting on
3 formulating our charges back to the developer.
4 So that being said, I guess we can release the
5 floor to Mr. Boehmer.

6 MR. BOEHMER: Hi, everybody. Cliff
7 Boehmer, the peer reviewer for Brookline. And I
8 submitted this letter about a week ago, and I
9 hope that certainly everybody on the board has
10 had time to read it, and I'm sure the developer
11 has, as well.

12 So I'm hoping most of my time may be
13 questions of -- because I think, unlike a lot of
14 my reports, there's a lot of detail that jumps
15 around between the big picture and some very
16 fine -- relatively fine grained detailed
17 comments on the building itself.

18 So I think I'll start with the
19 biggest, sort of where I think the -- well, and I
20 want to reinforce what Maria said. There's been
21 -- it feels very much like we're in the middle of
22 a work in progress. There is material coming in,
23 I think as late as yesterday maybe. So we're
24 processing things as they come in, and that is

1 fine with me, but I will say that I do look
2 forward to the working session, where we can
3 kind of nail down a number of aspects of the
4 project.

5 I think probably the biggest thing
6 that I'm really looking forward to is a more
7 integrated view of the project that goes across
8 all three of the projects that are under control
9 of the applicant, so that's 100, 108, and 112,
10 and it's a big site. So even though what we're
11 looking at right now is relatively small, in
12 fact, at the end of the day, this site is really
13 going to be the centerpiece of two existing very
14 valuable, successful developments that have
15 served Brookline very well, and they've been
16 there for quite a long time.

17 112 was recently renovated; 100
18 probably has some renovations coming up in the
19 future, but it's a very large site. And those
20 properties under control of the developer,
21 combined with the immediate adjacency of the
22 senior center, make it quite a large and
23 important development for the town. And I think
24 that the materials that were submitted, as

1 expected at this level, are quite schematic, not
2 coordinated across disciplines, you know, the
3 kinds of issues that we're used to, which in my
4 world is not troubling.

5 I know the architect. They're a
6 hugely competent firm. I know they will work out
7 all of the issues as they have the time to work
8 through them and work with you folks and other
9 departments in the city. So that's really not my
10 concern. But in any effort that I would make to
11 try to help, if not refocus, at least, help -- I
12 would like to encourage a broader view that
13 looks campus-wide. It's a resource for the
14 town, and they already have a strong presence
15 with a lot of things going on in both of the
16 existing buildings.

17 And I think as far as the materials
18 that were submitted, I think what would help
19 everybody is to zoom out a bit so that we can
20 really see how all of that space between 100 and
21 112, how that all works together and make sure
22 that this piece, which is actively, at least as
23 far as I know, actively inviting the public to
24 come into the building and perhaps serve as a

1 kind of adjunct to the senior center, really see
2 how this all works together. So that's kind of
3 my biggest view. I just saw a note pop up from
4 Jennifer. Should I respond to that, Maria?

5 MS. MORELLI: No, I'll deal with that
6 in a second.

7 MR. BOEHMER: Oh, okay. So in any
8 case, I think what we saw in the materials that
9 have been submitted is each -- I would say
10 probably not very well coordinated within
11 themselves, and again, not having a real global
12 view. So I'll talk about the kind of things that
13 I think you're used to hearing me talk about,
14 some of which I think apply to this development,
15 and some of which don't apply to it.

16 I'll start with the overall massing of
17 the building -- or let's start with the scale of
18 the building. I think the scale of the building,
19 the height of the building, perhaps even exactly
20 where it's set back, where it's matching the
21 setback of 112, to me, it's appropriate. That
22 side of the street is clearly part of a bigger
23 picture. It isn't the other side of the street
24 that still has a number of smaller scale

1 historic buildings on it, and I think the idea of
2 tying that together as a campus makes a good deal
3 of sense.

4 So from an urban design perspective,
5 I'm satisfied with that scale of a building.
6 And, in fact, you may have noticed in my report,
7 in order to open up more usable ground plane on
8 the site, I suggested even looking at an
9 additional story. So the height of the building
10 in and of itself, to me, is appropriate, given
11 where it is.

12 I think the parts that don't quite
13 stack up to a lot of what we look for are
14 mitigation strategies. I think there's -- it's
15 a bit of a special case in that the applicant
16 controls the properties on both sides, so
17 they're, in a sense, kind of responsible for
18 adjudicating the impact on their own properties
19 that they're creating themselves, so it's a
20 little bit different from a typical neighbor.

21 But there are also neighbors on the
22 other side on Winchester Street, and I think,
23 generally speaking, and I think for reasons that
24 may have to do with the sustainable aspects of

1 the building, there's really very little
2 articulation in the massing of the building.

3 Clearly, there are shadow studies. I
4 did ask for more complete shadow studies so we
5 could see and understand better what the shadow
6 impact is across the street, which actually does
7 get shadow impact, Centre Street itself does,
8 but the shadow studies clearly indicate that
9 most of the impact from shadow -- certainly a
10 number of people in residences is on their own
11 property, which is 112.

12 So I'm probably less concerned about
13 that than at least understanding the approach on
14 the other side of the building that faces the
15 neighbors on Winchester Street. The senior
16 center is one of their abutters, but there's
17 also a rent -- I think it's a rental development
18 that's adjacent to the senior center that we'll
19 see if not shadow impact -- because they are
20 south of this development, they will see a
21 diminution in their view of the open, bright
22 sky.

23 Some of that issue is created by
24 another kind of central theme in the report,

1 which is lack of setbacks, and it's -- from
2 property lines. And it's complicated, because
3 on each side of the building on the long
4 elevation, direct abutters are 100 and 112,
5 which are both properties controlled by the
6 developer. And in the back of the property, it
7 seems a little more complicated. They're little
8 panhandles back there that half of it belongs to
9 108 -- or sorry, to 100, and the other half
10 belongs to 112.

11 And the proposed structure, in fact,
12 goes back -- I think we actually did receive some
13 new material that shows another proposal that
14 increases the setback on that side of the
15 building, but they're very close to the property
16 line back there and very close to other site
17 setbacks that in a traditional kind of impact
18 analysis certainly would not create enough space
19 for mitigation through any landscaping materials
20 or other ways of mitigating through distance
21 from the property line.

22 I think there are -- in my report, I
23 also requested a building code analysis, as
24 there are some potential issues with having to

1 cross over a property line in order to properly
2 egress from a property that is not a very
3 straightforward issue and should be addressed.
4 And given that they own the adjacent properties,
5 it should be workable, but there's a legal -- I
6 think it is a small hurdle, but it's an important
7 one in order to ensure proper permitting of the
8 project, ultimately.

9 Otherwise, I run through a lot of
10 things that you have heard before. My one
11 suggestion to help the setback issue was to
12 eliminate the one-story addition on the back of
13 the building, and there was a drawing that came
14 through. I don't know if that's an official
15 submission document at this point, but it came
16 through that did provide a greater setback by
17 elimination of that café piece on the back of the
18 building.

19 I mentioned also -- I asked for some
20 increased information on the three-dimensional
21 modeling, sketch-up model, which was provided
22 and greatly appreciated. And the reason I asked
23 for that is that I think they made a sound
24 decision in aligning the front of the building

1 with 112. I think that's sensible. There's a
2 kind of street wall tradition to that kind of
3 decision. But given the special nature of this
4 building as a kind of centerpiece of the
5 composition of the three buildings at 100, 108,
6 and 112, I'm not entirely convinced that it
7 needs to be in the same plane as 112; that is
8 that if the north to south footprint is
9 appropriate, it's possible that in order to gain
10 more usable outdoor space on the site that the
11 building could shift closer to Centre Street.

12 That suggestion as something to
13 explore was in conjunction with reevaluating how
14 the drop-off works in front of the building. As
15 currently designed, there is a drop-off area
16 with two curb plats (?) so that cars can get
17 completely out of the right of way and approach
18 the front of the building.

19 There's very little space between the
20 curb line of that drop-off and the front of the
21 building, so it's quite tight, which makes sense
22 because the drop-off is wide enough that one
23 vehicle would not drop -- wouldn't block access
24 for another vehicle, but on the other hand, it is

1 quite tightly squeezed in.

2 I suggested that they look at a
3 potential, more of a curb cut kind of approach
4 drop-off zone in front that we've seen at some
5 other developments, proposed at some other
6 developments, that could allow more space on the
7 sidewalk side of the building that could allow a
8 more nuanced approach to make it more pedestrian
9 friendly, introduce some landscaping in the
10 front of the building, more significant
11 landscaping. So I suggested that they should
12 explore looking at that.

13 Maria mentioned that the
14 transportation meeting isn't until October, and
15 obviously, this is somewhat outside of my realm
16 of expertise, but again, I'm looking --
17 ultimately, I'm really looking for ways that the
18 usable outdoor space could be increased on the
19 site.

20 Another question that I have is that
21 those two little dog legs of property that go
22 behind the building that are under control
23 currently, or at least they're on the site of 100
24 and 112, is that potential territory that could

1 be used more effectively by the residents of 108
2 -- the future residents of 108.

3 They're kind of more questions that go
4 back to that idea of looking at a campus, looking
5 at an overall campus plan to help make the right
6 decision about how to fit this building in. So I
7 guess from a kind of context situation, even
8 though they own the buildings on both sides of
9 this property, I would urge the board to really
10 push this point of treating context as something
11 that really matters, even if it doesn't involve
12 neighbors who aren't owners -- co-owners of the
13 development.

14 I brought up some questions about tree
15 protection. Some of the standard requests that
16 I know you folks look for, at the end of the
17 report, there's a decent sized list of exhibits.
18 The shadow studies I do think matter. I think
19 there's, at a minimum, a due diligence
20 responsibility to look at how the shadows
21 actually do impact the buildings across the
22 street, how high on the buildings they go, and
23 for how long are those buildings impacted, just
24 so we can all look at it and decide whether the

1 tradeoffs are appropriate.

2 There's an interesting connection.
3 It's not totally obvious from the submitted
4 materials, but there's a subterranean access
5 from this building. There's a limited basement
6 in the building where the trash chute terminates
7 and an underground passageway that connects to
8 the garage at 112, which I think is, again,
9 another kind of opportunity for connecting these
10 properties all together, but it does imply a
11 kind of unified trash management plan between
12 112 and 108.

13 I think something we've requested from
14 other proponents in the past has been a kind of
15 choreography plan of how this works, how's the
16 current trash situation at 112 working, what
17 happens when you add the trash coming across
18 from that tunnel from 108.

19 There are a couple of missing pieces,
20 pretty conventional missing pieces, bicycle,
21 parking. The materials on the building
22 elevations are called out. Obviously, that's a
23 critical piece that we'd like to see, a roof plan
24 that shows mechanical equipment, letting us know

1 to what degree the equipment is or isn't visible
2 from street level.

3 So as you can see, I'm kind of jumping
4 all over the place, but I think -- again, I think
5 a lot of that has to do with sort of the level of
6 completion of the document, so they do bring up a
7 lot of questions. I do want to emphasize that
8 you have a highly competent architect and not
9 worry in any way that these can be resolved. In
10 my mind, there are a lot of outstanding
11 questions, but I wouldn't lose sight of that
12 kind of campus plan.

13 I don't remember how many of you were
14 on the panel for the 2Life development, but
15 there was a lot of time spent looking up and down
16 the block on Harvard Street at how 2Life was
17 connecting with adjacent buildings, and I think
18 it's a similar thing here. I think the way to
19 best ensure that this will be a good fit in the
20 neighborhood is really look across all three
21 buildings.

22 I want to reiterate the point that 112
23 was recently renovated. It was re-clad. The
24 existing cladding was literally falling off the

1 building. I think there may be plans in the
2 future for 100, so I would look ahead to see if
3 there are any changes that can be anticipated at
4 100. They could help make decisions about the
5 design of 108.

6 I did make a few comments, which I
7 think you will -- probably the panel will agree,
8 it's rare for me to wade into this territory, but
9 I did take a position on the kind of historic
10 references on the building, personally. And
11 this is wandering to the realm of taste, but I'll
12 say it anyway.

13 I think this building has a far
14 greater relationship to the adjacent properties
15 and to this kind of notion of a centerpiece for
16 this campus. To me, that's a much more important
17 association to make than retaining a kind of
18 memory of the building that was torn down, I
19 think, particularly because the -- it's hard to
20 scale up that kind of detailing that's generally
21 seen on two and a half to three story buildings
22 and make that really work on a much taller
23 structure.

24 So I'm just presenting you with a real

1 mixed bag of comments. As I said at the
2 beginning, please ask questions if there are
3 particular pieces in my report that didn't make
4 sense to you or that you'd like me to elaborate
5 on.

6 MS. MORELLI: Could I just step in for
7 a moment? Cliff, you mentioned that your firm
8 had done some work on 112, and it's not a
9 conflict, but I just think we would want to just
10 state publicly and to the board that your firm
11 was hired by CCB to do work on the exterior of
12 112 Centre.

13 MR. BOEHMER: Precisely. We were the
14 firm that designed the re-cladding scheme for
15 112, and I think we actually may have done some
16 very preliminary plans on 100, at least some
17 very quick analysis of what may have to happen to
18 their facade in the future, which is why I did
19 bring that up, that it's a building type that
20 does require maintenance, certainly at this time
21 frame, given the age of the building.

22 MS. MORELLI: Thank you. I just
23 wanted to acknowledge there isn't a conflict.
24 You are not currently working for CCB.

1 MR. BOEHMER: That is correct.

2 MS. MORELLI: Randolph, is there
3 something that you wanted to mention, as well?

4 MR. MEIKLEJOHN: This may relate to
5 this hearing, or it may be a subsequent one, but
6 I'm going to mention it anyway. This relates to
7 an existing business relationship between my
8 firm and my day job, which is Goody, Clancy &
9 Associates in Boston, and the applicant's
10 geotechnical consultant, Haley & Aldrich.

11 Haley & Aldrich has consulted for
12 Goody, Clancy for many years as a geotechnical
13 consultant on projects, sometimes consulting
14 through us, sometimes for our clients, but it
15 has never been the other way around. They have
16 never retained us, and in my opinion, this
17 should not operate as a -- should not prevent me
18 from discharging my duties on this case.

19 MS. MORELLI: Thank you, Randolph.
20 And the last thing that I forgot to mention is
21 that because this project would be getting
22 public funds, state funds, Mass. Historical
23 would be looking at the current structure of -- I
24 should back up and say that the applicant filed a

1 project notification form to Mass. Historical
2 because the project is getting state funding,
3 and that just requires Mass. Historical to
4 review the project if there is any adverse
5 impact on potentially national historic
6 properties.

7 It's normal. We've had this done on
8 several occasions. It has no bearing on this
9 particular project and wouldn't thwart the
10 project. So it's really a review that Mass.
11 Historical does, and they might have some
12 comments or conditions that might have to do
13 with documenting or memorializing.

14 MR. ZUROFF: Board, do we have any
15 questions for Cliff that you want to ask at this
16 point? Jesse?

17 MR. GELLER: I don't. When we get to
18 comments and our charge, I may ask that Cliff
19 clarify the gibberish that I say, because some
20 of the points he raises are issues of concern to
21 me, significant issues of concern to me.

22 MR. ZUROFF: So you're going to
23 reserve comments until a later point in the
24 proceedings. Randolph?

1 MR. MEIKLEJOHN: Thank you, Mark. So
2 Cliff, here's a question, and this relates to --
3 mostly to your comments about asking the
4 applicant and their team to look at the whole
5 campus, the three buildings under common
6 ownership, and relates also to your many
7 comments about the provision of outdoor space.

8 One of the things that we observed at
9 the site visit, in an informal way, but was the
10 amount of space between the buildings that is
11 dedicated to vehicular uses. So my question,
12 Cliff, as you head, I think, into some working
13 meetings -- are those coming up pretty soon?

14 MR. BOEHMER: I don't know. I think it
15 would be helpful.

16 MS. MORELLI: Yes, we would have a
17 working group meeting this week. We're planning
18 on that.

19 MR. MEIKLEJOHN: Okay, thank you.
20 So --

21 MR. GELLER: Excuse me. Wouldn't you
22 need a charge? Wouldn't the point of having
23 working sessions --

24 MS. MORELLI: Yes, we would. I'd

1 assume we are getting a charge tonight, so we
2 would never meet -- I just want to make that
3 clear. We would never meet without a charge.
4 I'm just trying to be efficient. But if you give
5 us a charge, we will meet. If not, we won't
6 meet.

7 MR. ZUROFF: Randolph, anything else?

8 MR. MEIKLEJOHN: Sorry. I haven't
9 really finished my question. I'm sorry to break
10 it up into little pieces and ask questions in the
11 middle of other questions.

12 Cliff, the question is this. As you
13 head into meetings that soon will be arranged,
14 do you think you have enough information about
15 the rest of this campus, as you refer to it, and
16 depending on whether you find that you do as you
17 go -- and I make note of your comments about the
18 architect and the seriousness with which you
19 expect they will work on problems, but the --
20 it's partly a question of what the scope of the
21 working group's approach to a campus design, if
22 you want to call it that, might be, which is --
23 and it's partly -- sorry, I'm just getting a
24 little stuck here. It's partly a question of

1 whether we really have enough information about
2 how this campus functions serving all three
3 buildings.

4 But the second part of it is can you
5 tell at this point whether your concerns about
6 open space on the campus might lead you to ask
7 the applicant to consider things as significant
8 as eliminating this drop-off and figuring out
9 ways to share that using the vehicular space
10 that serves all of the other buildings?

11 MR. BOEHMER: Randolph, that's a
12 really good question. And I guess I can imagine,
13 for example, that if we all knew that there was
14 some way that a lot of the parking spaces that
15 are surface parking spaces that are currently --
16 I'm not suggesting this, this is just an
17 experiment.

18 If a number of parking spaces at 100
19 were plowed up and turned into usable outdoor
20 space, and there was an easement for the
21 residents of 108 to have access to that any time
22 they want it, it would diminish many of my
23 concerns about open space on exactly the 108
24 site.

1 So it's actually through the kind of
2 deficiencies within the 108 site itself that is
3 making me look outside of the site, seeing
4 opportunities and knowing that the applicant has
5 been faking, I think, for many, many years in a
6 kind of integrated fashion.

7 So to what degree this board has any
8 jurisdiction about what happens on any other
9 sites, and there are many, many questions, but I
10 think including what's the best approach on the
11 street kind of curb control that clearly is an
12 issue on that street, as there is on Longwood and
13 other streets when cars park out to drop off or
14 if there's an ambulance call. And we are dealing
15 with an older population, so we do see a lot of
16 need for that. And I think it benefits the town,
17 and it certainly benefits Centre communities to
18 figure this out in a way that's going to benefit
19 all three buildings.

20 And your point about existing
21 vehicular access onto the adjacent sites is --
22 it would be nice if there were a way to integrate
23 those curb cuts into a pull off area or -- I
24 really don't know what. I think what would

1 benefit -- I think our understanding from the
2 town's perspective and ultimately benefit the
3 applicant would be to generate site-wide plans
4 that showed the future of open space on the site
5 so that we can be comfortable. I forget how many
6 residents are around in those. Between 100 and
7 112, there's something like 500 residents,
8 aren't there?

9 MS. GLYMAN: Between 100 and -- 112
10 through 120, we have approximately 400
11 residents.

12 MR. ZUROFF: Ms. Glyman, just as a
13 note, you should identify yourself before you
14 speak.

15 MS. GLYMAN: Oh, thank you. Yes, you
16 did mention that before. I apologize. My name
17 is Rhonda Glyman. Thank you.

18 MR. BOEHMER: So you can see where I'm
19 going with that. There are a lot of people who
20 would benefit from open space on this site, so
21 we're not just looking at the units at 108.
22 There are a lot of people --

23 MS. GLYMAN: Yes, absolutely, yes.

24 MR. BOEHMER: Yeah.

1 MS. GLYMAN: Correct. Thank you.

2 MR. MEIKLEJOHN: Thank you, Cliff.

3 I'll wrap it up there. That was my only question
4 for you at this point.

5 MR. BOEHMER: Okay.

6 MR. ZUROFF: And from my point of
7 view, I think that what Cliff has laid out is
8 basically an overview with some suggestions for
9 ways to improve the project, and I think we have
10 to inquire of the developer whether they are
11 going to look at this as an integrated project.
12 Clearly, what you've submitted to us is a
13 starting point, and I'm sure that there is a
14 great deal of work to do in the working groups
15 that will result in different plans.

16 I think that Cliff's suggestions are
17 legitimate concerns. I share those concerns,
18 looking at the plans that have been submitted,
19 and ultimately, we would like to see the
20 developer work closely with the town staff and
21 with the peer reviewer to approve the project.

22 I know that nothing you've submitted
23 is etched in stone as of yet, but it might be a
24 good thing for someone on the development team

1 to respond to Cliff's suggestions, just to give
2 us an overview of what your perspective is in
3 terms of moving forward. So I would invite the
4 developer to respond. Jennifer, do you want to
5 take the floor?

6 MS. DOPAZO-GILBERT: Sure, I'll take
7 the floor, and then I'm going to turn it over to
8 the project architect, Janis Mamayek, from Icon,
9 who has been working diligently and thinking
10 about this since we got the written peer review
11 report. But really, this evening we are looking
12 for some direction and a charge, even if it's a
13 preliminary charge, from the board so that we
14 can move forward and begin these really
15 important working group sessions.

16 As far as integrating the campus, this
17 is obviously a campus, but we are focused on the
18 108 site. There will be -- Janis will mention
19 this in more detail once she provides her
20 comments to the board this evening, but there
21 will be two easements provided, both for the
22 area in the rear of 108, which crosses over 112,
23 and also for the access walkway, and she'll
24 mention that in a minute.

1 But to begin changing anything that
2 pertains to the existing special permits that
3 exist for 100 and 112, that gets us into a more
4 complex situation, which would delay this
5 project, and potentially, we wouldn't be able to
6 move forward on the funding cycle and the
7 construction cycle that we would like to.

8 We don't think that the current
9 proposal and also the changes that we'll be
10 making and main items that Cliff discussed, we
11 think those can all be worked on without having
12 to modify any of the existing special permits.

13 Maria was kind enough to set up an
14 initial meeting with the building commissioner
15 to begin talking about the complexities and the
16 existing special permits on the other site and
17 the fact that Hebrew Senior Life wants to focus
18 on 108. And we think that based on the comments
19 and the peer review report we have received from
20 Cliff, we can move forward and do that without
21 having to modify those other permits.

22 So we look forward to that. We're
23 hoping to get a charge this evening so we can
24 keep this project moving forward and begin the

1 discussions with the staff. We have had several
2 meetings already with DPW and other departments,
3 and things are moving forward, and I know that
4 the team has already provided a lot of the
5 information requested, and there's more to come.
6 But let me turn it over to Janis Mamayek, the
7 project architect, and she can give you her
8 thoughts on where the design is headed based on
9 the comments from Cliff.

10 MS. MAMAYEK: Thank you, Jennifer.
11 Janis Mamayek, Icon Architecture. We really do
12 look at this as a working session, and it has
13 been reiterative already. We have in progress
14 numerous documentations that will respond to
15 Cliff's comments, as well as documentation that,
16 as he's noted, have already been submitted, the
17 geotech report, the larger sketch-up model,
18 broader shadow studies.

19 We are looking at landscape, hydro
20 flow test. The code review is underway. We've
21 got a lighting designer that's working with us
22 to look at site lighting. The roof plan has been
23 advanced to show all the mechanical equipment.
24 We're working on achieving a construction

1 management plan proposed for the site.

2 Every one of your comments, Cliff, we
3 have already discussed in great depth. We do
4 look forward to continuing that dialogue with
5 you, because, as you mentioned, some of it are
6 tradeoffs, and we have to be able to
7 collectively weigh some of those tradeoffs.
8 Whether it's shadow, whether it's open space,
9 whether it's setback, whether it's
10 accessibility, we know it's complex, and we look
11 forward to working through those with you.

12 MR. ZUROFF: Further comments from the
13 board, or I'll put it back to the developer if
14 they have any further comments. But I guess it
15 is our task tonight to give some kind of overview
16 and charge, where we would like to see the
17 project go. But in my opinion, there's a lot of
18 work that's being done already in accordance
19 with Cliff's comments, and I think we have to see
20 more of the progress before we can refine our
21 charge. But Jesse, your comment?

22 MR. GELLER: If we're going to -- for
23 purposes of giving a charge so that constructive
24 meetings can be held -- I agree with many things

1 that Cliff raises in his written peer review
2 report. Let me prioritize two things, in
3 particular.

4 One is I am exceedingly concerned
5 about the lack of any kind of open space here,
6 and I don't think a 10 x 12 proposal for some
7 exterior patio for a building of this size is
8 sufficient.

9 I think it would be a missed
10 opportunity if the developer didn't look at this
11 as a campus-wide sort of review. Having said
12 that, they've applied for a comprehensive permit
13 for this building, not for a campus, so I sort of
14 -- I want to state my preference and urge the
15 developer to do this, because I think the
16 proposal for the building, particularly a
17 building that takes up essentially every square
18 inch of the site -- my response is you need some
19 kind of open space.

20 Maybe if you look at this
21 holistically, you can find it without
22 necessarily having to deal with this site. But
23 if you can't find it elsewhere, then my charge
24 would be find it on this site.

1 Now, that means that you have to nip
2 and tuck in places. Independent of that
3 comment, I agree with Cliff that trying to dress
4 this up with historic elements seems to fall
5 flat. And of anybody on the board, I am the
6 traditionalist.

7 I actually think this house that
8 exists on site is a lovely old house. It's in
9 disrepair, but I actually think it was at one
10 point a lovely, beautiful old house. I don't
11 think mimicking its details on a new large
12 structure makes any sense. So in terms of the
13 aesthetic, I would be interested in something
14 that's appropriate to what you're proposing and
15 that is appropriate to the context of this end of
16 Centre Street and this side of Centre Street.

17 Having said that, if you're going to
18 build to scale -- and I don't object to building
19 to scale, but what I do object to is a lack of
20 appropriate setbacks and build definition on the
21 structure. It shouldn't just be a massive
22 block. And I recognize that you have provided,
23 to some degree, a drop-off setback area, but I
24 don't think that really responds to doing

1 something with this building that appropriately
2 creates depth and pleasing aesthetic elements
3 that break up the mass. So those would be two
4 items that I would ask you to look to and try to
5 respond to.

6 MR. ZUROFF: Thank you, Jesse. I
7 agree with you. I think that it -- this is an
8 application for a comprehensive permit on this
9 site only, and as it is looked at by us as a
10 single site development, then the question of
11 open space and traffic flow and usability for
12 the public and the way it appears to the public
13 are all important charges that we want to see
14 addressed. I would think certainly the drive-up
15 proposal is a good thing, but it doesn't provide
16 any public access or residential access for
17 enjoying the outdoor part of this project.

18 Building right to the lot lines does
19 impose on us the question of where the open space
20 is for the enjoyment of the residents would be,
21 and without a roof deck or other decks or
22 articulation that determines where the residents
23 can use the outdoors, certainly that's a concern
24 I share and that Cliff has enunciated, as has

1 Jesse.

2 But again, my basic comment is that
3 most of Cliff's comments I see validity to. I
4 think there's a great deal of work that will be
5 done and should be done by the developer in terms
6 of conforming the building more along the lines
7 of the recommendations, whether it's looked at
8 as a campus, which is not going to be done, at
9 least initiate at the initial conferences.

10 I think that Cliff's idea of looking
11 at it as a campus development is a good idea.
12 Whether that -- and Jennifer, I'll defer to you.
13 Whether that requires modification of other
14 special permits is something that we could
15 explore or you could explore and tell us about
16 it. But my basic charge agrees with Jesse and
17 with Cliff about the open space, about the flow
18 of people in and out of the building.

19 And the design of the building I know
20 will be discussed and articulated later on in
21 the process. But basically, the charge is if
22 you're not going to make the building smaller,
23 then you have to make it more accessible and have
24 more open space as a part of the development.

1 That's my overview of the project,
2 realizing and understanding that there are other
3 iterations to consider. That's my general
4 comment. Randolph?

5 MR. MEIKLEJOHN: I'm going to keep it
6 brief here because all of my notes for the charge
7 are really exactly the things, Mark, that you
8 and Jesse have already spoken about. I'm not
9 going to repeat them.

10 The only thing I will add is -- and I
11 know that there's a construction economics
12 aspect to this. But one of the ways to look for
13 open space is to take the building volume you're
14 creating and shape it into a taller building.
15 Given that you're currently proposing to be
16 between two buildings, which are both taller, as
17 well as having a bigger footprint, I hope you'll
18 consider that and look at it more closely in the
19 working group, if you haven't already.

20 MS. DOPAZO-GILBERT: Thank you so
21 much. I just wanted to add that it's still a
22 campus that we're talking about, and all of the
23 open space can be used by all of the residents,
24 and it will also be able to be used by these

1 residents of the new building.

2 So we will show this at the working
3 g4rup, and then we'll be able to show these areas
4 and spaces that exist now and that can be used by
5 all the residents. We'll make that clear at the
6 next presentation when we discuss design, and
7 certainly we'll go over it with Maria and Cliff
8 in detail. But I want to thank you all for your
9 comments, and again, we look forward to working
10 with the staff and with Cliff.

11 MR. ZUROFF: Jennifer, I might just
12 add as a point of emphasis that the flow of
13 traffic, and I mean human, as well as vehicular
14 traffic, between the three sites is something
15 that would be helpful. And again, I don't know
16 whether you're stepping over boundaries on
17 preexisting special permits, but I'd like to
18 hear from you about that at some point during our
19 deliberations.

20 MS. DOPAZO-GILBERT: Absolutely.
21 Thank you.

22 MR. ZUROFF: At this point, because we
23 are confined to design review and Cliff's
24 comments -- and I know that the public wants to

1 speak about the project, in general, but I don't
2 think that at this point we need to hear from the
3 public. The board can chime in on this point,
4 but hearing comments about the general
5 development is not appropriate yet, because we
6 don't really have defined plans on how this
7 project is going to be realized on the site.

8 We only know that it's a big box at
9 this point, with some articulation to it, but I
10 think that will be further developed during the
11 interactive process between the staff and the
12 developer. But board members, if you want to
13 chime in on that particular aspect of tonight's
14 hearing, I'd be happy to hear from you. Either
15 of you? Neither of you, okay.

16 Then I am making the decision for the
17 board that public comment will be more
18 appropriate later on in the process,
19 particularly after we hear from traffic and
20 further iterations that may be presented by the
21 developer with the help of the staff.

22 So unless anybody else on the board or
23 for the developer wants to make a comment at this
24 place, I would say that we will move to

1 scheduling our next hearing, I believe October
2 20. Maria?

3 MS. MORELLI: We would continue.
4 October 20 would be the next date.

5 MR. ZUROFF: So again, to the members
6 of the public that are here, we do want to hear
7 from you, but I think it would be more
8 appropriate if we have a more iterative design
9 that addresses some of the comments that we've
10 heard tonight and when the staff gets a chance to
11 work on it.

12 MS. MORELLI: Mark, if I may just add
13 one or two sentences. Folks and members of the
14 public did use the chat to submit comments. The
15 chat is not public record. However, you can
16 email me, and I will promptly submit your
17 comments to the board and to the applicant and
18 post your comments online.

19 This public hearing process is several
20 months, so the public hearing is open, and you
21 can submit comments in between hearings, and
22 they will be addressed. Your testimony is very
23 important to the board.

24 MR. ZUROFF: And we will read them, as

1 well, so we do want to hear from the public, but
2 at the appropriate time.

3 So this meeting is therefore
4 concluded. It is continued to October 20, when
5 we will hear from traffic and parking, and I'm
6 sure there will be a further design submitted,
7 which will be available to the public on the
8 site, as well.

9 Thank you all for coming. Thank you
10 for your comments and your patience. Have a good
11 evening.

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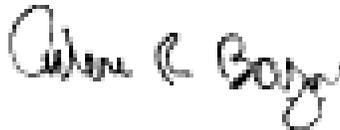
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I, ARLENE R. BOYER, a Certified Court Reporter and Notary Public in and for the Commonwealth of Massachusetts, do hereby certify:

That the proceedings herein was recorded by me and transcribed by me; and that such transcript is a true record of the proceedings, to the best of my knowledge, skill and ability.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal this 4th day of October 2021.



Arlene R. Boyer, CVR

Notary Public

My Commission Expires

November 21, 2025

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