



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: February 7, 2013
Subject: **Construct a one story accessory structure (1,342 s.f.) on a single family home lot, contingent on approval of an ANR subdivision dividing off 5.2 acres from Pine Manor College**

Location: 400 Heath Street/ 0 Woodland Road

Atlas Sheet:	129	Case #:	2013-0006
Block:	440	Zoning:	S-40
Lot:	39	Lot Area (s.f.):	5.2 acres

Board of Appeals Hearing: January 24, 2013 at 7:30 pm, postponed to February 21, 2013

BACKGROUND

A companion Board of Appeals case by Pine Manor seeks modification and clarification of conditions in prior Board of Appeals cases for Pine Manor to allow a 5.2 acre lot to be subdivided from the campus and sold for single family use.

SITE AND NEIGHBORHOOD

400 Heath Street is the site of Pine Manor College (formerly the Dane Estate) and is bounded by Heath Street, Woodland Road, and The Country Club. The main entrance is off of Heath Street. The college is located in a residential neighborhood that predominantly consists of large single-family homes, Soule Recreation Center and a pre-school and playground at the former Baldwin School. It is not far from the Chestnut Hill Shopping Center and MBTA stop. The proposed lot will have frontage off of Woodland Road, but the majority of the lot will be located closer to the dead end of Yarmouth Road.

APPLICANT’S PROPOSAL

The applicant is proposing to construct a one story accessory structure of 1,342 square foot on a 5.2 acre lot that is proposed to be divided off from the Pine Manor campus. The accessory structure will be subsidiary to a single family dwelling that will be constructed on the new lot if the subdivision is approved.

FINDINGS

Section 4.07 – Table of Use Regulations; Use #61

Dimensional Requirements	Allowed	Proposed	Relief
Accessory Structure	150 s.f.	1,342 s.f.	Special Permit*

PLANNING BOARD COMMENTS

The Planning Board is supportive of the construction of this accessory structure. The proposed structure will be located on a property five times the minimum lot size for this zoning district and in an area that is not visible from Woodland Road. The Planning Board recommends that the applicant install landscaping to minimize any visibility of the structure from the abutting property directly to the west.

Therefore, if the Board of Appeals has approved the subdivision of land from Pine Manor College, the Planning Board recommends approval of the accessory structure on a 5.2 acre single family house lot, per the elevations by Landry Design Group, 1/7/13, and the site plan by Whitman & Bingham Associates, LLC, 11/20/2012, subject to the following conditions:

1. Prior to issuance of a building permit, the applicant shall submit final floor, elevation and site plans, subject to the review and approval of the Assistant Director for Regulatory Planning.
2. Prior to the issuance of a building permit, the applicant shall submit a final landscape plan, subject to the review and approval of the Assistant Director of Regulatory Planning.
3. Prior to the issuance of a building permit, the applicant shall submit to the Building Commissioner for review and approval for conformance to the Board of Appeals decision: 1) a final site plan stamped and signed by a registered engineer or land surveyor; 2) final floor plans and building elevations stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision and the Approval Not Required Subdivision Plan have been recorded at the Registry of Deeds.

pss