



Town of Brookline

Massachusetts

PLANNING BOARD

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To: Brookline Board of Appeals
From: Brookline Planning Board
Date: August 7, 2014
Subject: Construct a truck and equipment wash building for municipal vehicles
Location: **870 Hammond Street**

| | | | |
|--------------|-----|------------------|-----------|
| Atlas Sheet: | 130 | Case #: | 2014-0047 |
| Block: | 441 | Zoning: | I-1.0 |
| Lot: | 43 | Lot Area (s.f.): | 203,305 |

Board of Appeals Hearing: September 4, 2014 at 7:10 p.m.

BACKGROUND

1917 to 1952 – The site was used for the Town Incinerator.

1952 to 1995 – The site was used for a storage area for sand and salt, DPW vehicles and construction materials.

November 30, 1995 – The Board of Appeals approved a special permit to construct a new municipal garage.

SITE AND NEIGHBORHOOD

870 Hammond Street is the Department of Public Works Facility, which is a brick building that was constructed in 1999. The building is setback a fair distance from Hammond Street and is screened by dense vegetation. To the side and rear of the property is the Putterham Golf Course. Surrounding uses are primarily residential.

APPLICANT'S PROPOSAL

The applicant, Andrew Pappastergion, is proposing to construct a 1,363 square foot drive through wash building for municipal vehicles. The proposed structure will be on the south side of the property, 6' from the side yard property line adjacent to the Town golf course. The wash

bay will have doors on the west and east sides for vehicles to enter and exit. It will be replacing the wash station that is currently inside the municipal garage.

FINDINGS

Section 5.43 – Exceptions to Yard and Setback Regulations

Section 5.60 – Side Yard Requirements

Section 5.64 – Side Yard for Non-Dwelling Uses in Business and Industrial Districts

| Dimensional Requirements | Allowed | Existing | Proposed | Relief |
|---------------------------------|----------------|-----------------|-----------------|-----------------|
| Side Yard Setback | 25' | N/A | 6' | Special Permit* |

* Under Section 5.43, the Board of Appeals may waive by special permit yard and setback requirements if a counterbalancing amenity is provided.

Modification, as required, of BOA Case #3313, November 30, 1995

(See attached conditions)

PLANNING BOARD COMMENTS

The Planning Board is supportive of this proposal to construct a new wash building. The Board does not anticipate a negative impact to the affected property to the South, which is also owned by the Town, nor an increase in traffic, since the current vehicle wash inside the municipal garage is being replaced by this new structure. The Board recommends that the applicant install landscaping to screen the building from the golf course to the greatest extent possible.

The Planning Board recommends approval of the plans by HKT Architects Inc., dated 6/30/14, subject to the following condition:

1. Prior to issuance of a building permit, final elevations and materials shall be submitted to the Assistant Director of Regulatory Planning for review and approval.
2. Prior to issuance of a building permit, the applicant shall submit to the Building Commissioner to ensure conformance with the Board of Appeals decision: 1) a final site plan, stamped and signed by a registered land surveyor; 2) final elevations, stamped and signed by a registered architect; and 3) evidence that the Board of Appeals decision has been recorded at the Registry of Deeds.

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