



TOWN OF BROOKLINE

Massachusetts

DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

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TOWN HALL
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21 Crowninshield 40B - Design Review Meeting

Thursday, September 3, 2015 – Room 111

- 7:30 pm **Recap of July 24 Letter to Project Team** (Maria Morelli)
- Reduce height
 - Simplify roof massing
 - Improve hierarchy
 - Resolve segmentation of left facade
- 7:35 pm **Changes to Plans** (Andrew Zalewski)
- 3D Model
 - Grading, Retaining Walls, Landscape Plan
 - Proposed Materials and Palette
- Items not shown in model to be addressed*
- Mechanicals and vents: location; visual and sound buffering
 - Location of site lighting
 - Snow storage
- 8:00 pm **Design Analysis: Ongoing Recommendations** (Maria Morelli)
- Height:* Scale relative to single-family homes: existing and permitted by zoning
 - Roof Massing:* Pitch, size, proportion of gables, dormers
 - Front Entrance and Portico:* Proportion, connection, materials
 - Fenestration:* Hierarchy, proportion
 - Trim:* Areas where trim can be reduced; contrast (color value) with siding
 - Left facade*
 - Other*
- 8:10 pm **Design Team Questions and Discussion**
- 8:50 pm **Public Comment:** Questions, Impact Concerns
- 9:30 pm **Current Status and Next Steps** (Polly Selkoe)
- Parking and Traffic Issues
 - Local Historic District Status
 - (Full) Planning Board Meeting
 - ZBA Process

Materials Available During Meeting

3D Model, Full size boards of elevations, Samples of proposed materials and color palette
Documents Available Online at <http://www.brooklinema.gov/1233/21-Crown-40B>