

**Report of**  
**The Brookline Neighborhood Conservation**  
**District Commission**  
**on**  
**Site Eligibility of the Hancock Village c.40B Proposal**

(Proposal Dated June 10, 2013)

Submitted August 9, 2013

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## Contents

Neighborhood Conservation District (NCD) Commission Members and Alternates.....	3
Framework for the Commission’s Analysis: Chapter 40B Design Review Guidelines.....	5
Hancock Village’s Distinctive Existing Context.....	5
National Register Eligibility.....	6
Neighborhood Conservation District By-Law.....	6
Analysis and Findings.....	7
Conceptual Site Plan.....	7
Building Massing.....	8
Topography and Environmental Resources.....	9
Existing Development Patterns.....	9
The Commission’s Conclusion.....	9

## Attachments

Sec. 5.10.3.d.1: Hancock Village NCD Guidelines  
May 2013 Letter to Chestnut Hill Realty

## List of Figures

Figure 1	Recent Events on Hancock Village Greenbelt
Figure 2	Illustrative Site Map
Figure 3	Pedestrian Barriers
Figure 4	Development Pattern Comparison
Figure 5	Apartment Building Elevations
Figure 6	2.5 Story Building (Type D) Elevations
Figure 7	Garage Elevations
Figure 8	Paved Areas: Comparison of 2012 and 2013 Proposals
Figure 9	Site Section – Differentials in Height, Topography, Proximity
Figure 10	Long Section
Figure 11	Site Sections – 2.5 Story Building
Figure 12	Site Sections – 2.5 Story Building, Garage
Figure 13	Site Section – Apartment Building
Figure 14	Site Plan – Grading Contours, West Parcel
Figure 15	Site Plan – Grading Contours, East Parcel
Figure 16	Site Plan – Grading Contours, East Parcel, Apartment Building

**Neighborhood Conservation District Commission  
Members and Alternates**

Paul Bell, Chairman

Richard Garver, Vice Chairman

David King, Hancock Village Subcommittee Chairman

James Batchelor

Eleanor Demont

Deborah Goldberg

David King

Robin Koocher

Mark Allen, Alternate

Stephen Chiumenti, Alternate

Dennis DeWitt, Alternate

Joyce Stavis-Zak, Alternate

**Assisting Planning Department Staff**

Alison Steinfeld, Planning Director

Kara Brewton, Economic Development Director

Polly Selkoe, Assistant Director for Regulatory Planning

Maria Morelli, Interim Regulatory Planner

## Framework for the Commission's Analysis: Chapter 40B Design Review Guidelines

The Brookline Neighborhood Conservation District Commission has evaluated the present Hancock Village Chapter 40B proposal, employing as its analytic framework the factors that define appropriateness that are set forth in the State's implementing regulations, 760 CMR 56.04(4)c:

“that the conceptual project design is generally **appropriate for the site on which it is located**, taking into consideration factors that may include **proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns** (such finding, with supporting reasoning, to be set forth in reasonable detail);” [*boldface added to highlight factors*]

The Commission developed its analysis by referring to design elements listed in Checklist A (pp. 22-23) of the State's *Handbook: Approach to Chapter 40B Design Reviews*. It also, more generally, applied the above injunction that the design be “appropriate for the site” with particular reference to the site's pre-existing development pattern. It formed a subcommittee for the purpose and met as a full commission on two occasions.

### Hancock Village's Distinctive Existing Context

In evaluating the proposed project, the Commission found that it was required to apply the regulations' criteria to an existing context that differs in significant respects from that of conventional neighborhoods of individual properties in which 40B proposals are more commonly sited. Hancock Village is an intact, highly successful planned development embodying well thought-out relationships among its structures, the site's natural contours and its adjacent neighborhood of single-family homes. Developed between 1946 and 1949, it was undertaken by the John Hancock Mutual Life Insurance Company to meet the area's critical need to provide affordable housing for returning war veterans. In consideration for a zoning change from single- to multi-family housing granted by the Town, the company proposed a development that would be more affordable than contemporary single-family neighborhoods but would embody the best thinking about large-scale residential development of its time, as indicated in historical documents. Laid out by Olmsted Associates of Brookline, the result represents the culmination of an evolving strand of American, automobile-age residential development that had its beginning in the mid-1930s as the Garden Village model (distinct from the earlier English Garden City model). Its hallmarks are respect for the natural and topographical character of its site, separation of pedestrians from automobile traffic, and the orientation of the living space away from the street and towards common greenspace. Each of Hancock Village's dwelling units occupies a townhouse of two stories topped by a peaked roof. Each unit has its own separate entrances, the front door of which characteristically opens into a green courtyard providing pedestrian access to the village streets. At the rear, each has a patio within a sheltered hierarchical system of greenspaces consisting of a communal open space overlooked and bounded on three sides by its townhouse rows and, at its open end, connecting to a network of rustic green corridors that filter through the development. In designing these open space sequences, Olmsted Associates, rather than being daunted by the site's *genius loci*, its rising and falling terrain and its prominent rock outcroppings, used them to provide the development's visual interest. One such corridor, running north-south through the village, incorporates the area's highest point, crowned with puddingstone outcropping, to form a small urban wild.

In addition to weaving the village together with internal more rustic green corridors, Olmsted Associates laid out a more urbane greenbelt of linear parkland along its northern edge. This undulating greensward framed by mature trees simultaneously provides the greenspace into which the communal greenspaces and patios of the northernmost townhouses open and a recreation zone for perhaps a quarter of the site's Brookline residents. Chestnut Hill Realty regularly schedules it with recreational and family events and

touts it as a “park,” as is illustrated in the delightful photographs of village events held there posted on its online sites.

FIGURE 1 Recent Events on Hancock Village Greenbelt

The plan’s circulation system is an integral compliment to the village’s open space layout. The green zones between the townhouse clusters organize paths and spaces that separate pedestrians from automobiles. Cars are accommodated by a logically coherent roadway system consisting of a central street, Independence Drive, which connects Hancock Village to surrounding communities, and off of which run looped local roadways that provide parking for the apartments and access to two original parking garages. It is important to note that none of the original roads are dead-ends, and that the dead-end so-called Asheville Road within the project, which has already compromised one of the internal green spines, was constructed with no evidence of a planning board review and is not an approved or accepted town road.

Overall, the Olmsted Associates’ plan is a logically coherent system of residences situated within a green, undulating natural setting.

FIGURE 2 Illustrative Site Map

### **National Register Eligibility**

The integrated design of townhouses, open spaces, paths and roadways that provide Hancock Village’s distinctive character remain intact today, nearly 70 years after its development. In recognition of its importance as a culminating example of the Garden Village movement, in 2011 the Town of Brookline and the City of Boston, both in their roles as Massachusetts Historical Commission Certified Local Governments (CLG), declared it to be eligible for listing in the National Register of Historic Places. Such CLG opinions are presumptively dispositive. Among the defining features mentioned in their opinions was the greenbelt. In a concurrence dated June 22, 2012, the Massachusetts Historical Commission agreed with the CLG opinion that Hancock Village meets National Register criteria A and C and possibly B, for listing at the state and local levels. (Meeting only one criterion is required.) The three pertinent criteria are:

- a) Associated with events that have made a significant contribution to the broad patterns of our history,
- b) Associated with the lives of persons significant in our past,
- c) Embodies distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

### **Neighborhood Conservation District By-Law**

In recognition of Hancock Village’s historic distinction, the Town of Brookline considered giving it further protection by establishing the property as a Local Historic District (LHD). It determined, however, that such a designation would be inadequate, in that LHDs do not address landscape features, paving, and areas not visible from a public way. Accordingly, the Town established the property as its

first Neighborhood Conservation District (NCD), which in the form adopted is the strongest tool available to it to preserve not only the village’s built character but also that of its encompassing landscape. The district’s guidelines (see Town By-Law Sec. 5.10.3.d.1 in the Attachments) identify the elements of the site plan that are to be preserved: (i) its architectural style and character; (ii) its building size, height and massing; (iii) its façade characteristics;(iv) its roof treatment; and (v) its streetscape, topography, and landscape. Significant negative impacts pertain to (a) removal or alteration of outcroppings; (b) alteration of existing grades; (c) removal of existing pedestrian paths; (d) addition of new impervious surfaces; and (e) loss of open space or the greenbelt buffer. The Commission references the local guidelines to the extent that the design and planning concerns underlying the local guidelines may be of assistance to MassDevelopment in making its determination as to the appropriateness of the conceptual project design; the Commission is cognizant of the fact that the local guidelines are “Local Requirements and Regulations” within the meaning of the Chapter 40B regulations.

As the body established to administer the NCD, the Commission analyzed the suitability of the developer’s proposed site plan to the characteristics that define Hancock Village. In addition to framing its analysis through the 40B design criteria for appropriate development, the Commission referred to the Hancock Village Neighborhood Conservation District guidelines. The Commission’s findings follow. It should be noted that, although the Commission evaluated the proponent’s 2013 submission on its own merits, this report points out features of the proposal that fail to address the concerns raised by the Town in its response to the developer’s 2012 proposal, which was eventually withdrawn.

## Analysis and Findings

### Conceptual Site Plan

The Commission finds that the proposed conceptual site plan is inappropriate to the existing context of Hancock Village in the following important respects.

First, it violates the hierarchical system of open spaces that form the basis for the village’s layout. Specifically, the introduction of 2.5-story flats, their service road and accessory parking within the greenbelt at the site’s northern edge destroys it as parkland. The greenspace and its mature trees would be eliminated and the grading plan would be developed to accommodate new buildings, thus destroying the site’s undulating character, as shown in **Figure 3**. The results would leave an unusable graded 2:1 slope between the development down to the adjacent homes on Beverly and Russett Roads. Rather than opening into this park, the open ends of the communal spaces—at the northern housing clusters to the west of Independence Drive and the rear patios of those to its east—would confront a roadway, the façades of the buildings they would serve, and surface parking lots. In fact, the present proposal exacerbates the earlier version by inserting seven 44-foot long and 14-foot high garages among the row of blocks of flats proposed within the greenbelt. **Figure 4** illustrates the antithetical character of the arrangement of the proposed flats to a cluster of Hancock Village townhouses of corresponding acreage fronting Thornton Road. The houses in the existing cluster open into a shared greenspace, while each of its front entries are connected by paths through lawns to reach the street. In contrast, the front entries of two proposed townhouses share a walk to the street, and their rear yards consist of surface parking and garages.

FIGURE 3      Pedestrian Barriers  
FIGURE 4      Development Pattern Comparison

In addition to eliminating the greenbelt, the proposal destroys the open space corridor running north-south through the site and its crowning feature, its elevated puddingstone outcropping. It would obliterate the ledge and eliminate it as an open space by siting a four-story apartment building atop it. These elements

of the design place it in direct conflict with Hancock Village Neighborhood Conservation District guidelines, Sec. 5.10.3.d.1.(v) (a) through (e).

Second, the proposal is inconsistent with Hancock Village’s defining scale and architecture, and focus of sections (i) through (iv) of the Hancock Village Neighborhood Conservation District guidelines. As is set forth more fully under the 40B design-review criterion “Building Massing,” the proposed C-shaped apartment building violates the character of Hancock Village by introducing a generic, podium-style apartment design, with an elevator and double-loaded corridor structure, in close proximity to the village’s existing two-story townhouse clusters. **Figure 5** shows the thick horizontal massing of the apartment building as well as the monotony of its roof line, with no variation in heights.

The flats proposed within the greenbelt are also out of character with Hancock Village’s existing townhouses. They are wider in dimension, they do not have similar rear yard depths, and some are placed at odd angles, making their lack of conformity more glaring.

Third, the proposal violates Hancock Village’s defining circulation concept, the separation of pedestrian ways from vehicular circulation. The layout within the northern greenbelt is particularly inappropriate in this respect. It situates paved parking areas and structured garages between the proposed flats whose only pedestrian access is the new roadways serving them. The resulting dead-end roadways are inconsistent with the NCD guidelines intended to preserve the existing curvilinear circulation patterns. It should be noted that the configuration of the proposed roadways also raises serious concerns about traffic safety.

- FIGURE 5 Apartment Building Elevations
- FIGURE 6 2.5 Story Building (Type D) Elevations
- FIGURE 7 Garage Elevations
- FIGURE 8 Paved Areas: Comparison of 2012 and 2013 Proposals

### **Building Massing**

Whereas the proposed townhouses are inappropriate to their site, the apartment building is entirely out of scale with its context. A symmetrical, largely monolithic structure 51 to 74 feet in height, depending on grade and the elevation, it would be located at the village’s highest point and would therefore loom over the adjacent townhouses. It would put the townhouses to its immediate west in shadow and blot out their sky-shed. The north and south elevations of the apartment building present the most bulk, ranging from 400 to 530 feet long. The Commission noted that the site section submitted by the developer was chosen to minimize the differentials in height, topography, and distance between proposed and existing structures. **Figures 9 and 10**, prepared by the Town Planning Department, illustrate the overbearing visual relationship between the south elevation and the townhouse clusters to its south and west. The conflict between its massing and architectural style and that of the village’s townhouses is not ameliorated by the busy hipped roofs and faux mansards that replaced the flat roofs presented in the 2012 proposal. These architectural treatments do nothing to mitigate the building’s symmetrical box-like structure and horizontal bulk.

- FIGURE 9 Site Section – Differentials in Height, Topography, Proximity
- FIGURE 10 Long Section
- FIGURE 11 Site Sections – 2.5 Story Building
- FIGURE 12 Site Section – Garage
- FIGURE 13 Site Section – Apartment Building

## **Topography and Environmental Resources**

As noted above, Olmsted Associates' Hancock Village townhouses, paths and open spaces utilize the site's distinctive topography and characteristic rock outcroppings to give the village its defining character, that of residences set densely but appropriately within a green natural environment of great visual interest. The project would destroy that character at the sites it proposes to redevelop, first by leveling the rock outcropping and replacing the urban wild within the north-south open space corridor with an apartment block and second, by replacing its undulating linear park with a development zone that would flatten its contours and destroy its mature trees to accommodate parking. The Commission also notes that most of the proposed housing closest to Beverly Road is inappropriately sited four feet above the adjoining topography (to the north and south).

In addition to the visual impacts of these measures, the Commission is concerned with the impact of such extensive tree removal and of the parking areas' impervious surfaces on site drainage, particularly on the lower elevation homes on Beverly and Russett Roads.

FIGURES 14, 15, 16      Site Plan: Grading

## **Existing Development Patterns**

The discussion above focuses on the incompatibility of the present proposal with the fully realized integration of housing, open space and circulation within Hancock Village, with special emphasis on the village's residential scale and its greenbelt open space and puddingstone highlands. The proposed elimination of the greenbelt linear park is also significant because it destroys a feature that, in the terms employed in the 40B handbook, was designed to be a buffer between Hancock Village and the adjoining single-family neighborhood on Beverly and Russett Roads. In its place, the submission proposes new development that is aggressively close to these homes. In fact, it appears to further aggravate the impact of this development by placing paved areas even closer to the rear property line than in the 2012 submission, despite concerns about inappropriate setbacks raised by the Town in response to that proposal.

## **The Commission's Conclusion**

The Commission is disappointed that Chestnut Hill Realty failed to respond to its invitation to work with it following the Town's adoption of the Hancock Village Neighborhood Conservation District. Nevertheless, the Commission has carefully considered its 2013 Chapter 40B Proposal within the framework of the standards for appropriateness established in Chapter 40B's implementing regulations and the factors outlined in the regulations, 760 CMR 56.04(4)c. In doing so, it focused particularly on the features that distinguish the village's historically significant design and on its relationship to the abutting neighborhood, as well as on the NCD guidelines adopted to conserve Hancock Village's design. The Commission finds that the proposal is not acceptable for the reasons set forth in this report. We urge MassDevelopment to find the site ineligible for the proposed project.

Respectfully submitted,

Paul Bell, Chairman

## **ATTACHMENTS**

### **May 13, 2013 Letter to Chestnut Hill Realty**

Chair of the NCD Commission, Paul Bell, introduced himself and the members of the Commission in a letter to Edward Zuker, CEO of Chestnut Hill Realty, in May 2013.

Although Mr. Bell welcomed the opportunity to work with Chestnut Hill Realty, the developer did not respond to this communication or schedule a meeting with the NCD Commission during the planning of its proposal.



# *Town of Brookline*

## *Massachusetts*

### **Neighborhood Conservation**

#### **District Commission**

Paul Bell, Chair  
Dick Garver, Vice-Chair  
James Batchelor  
Eleanor Demont  
Deborah Goldberg  
David King  
Robin Koocher  
Mark Allen, Alternate  
Stephen Chiumenti, Alternate  
Dennis De Witt, Alternate  
Joyce Stavis-Zak, Alternate

May 3, 2013

Edward E. Zuker, Chief Executive Officer  
Chestnut Hill Realty  
P O Box 67377  
300 Independence Drive  
Chestnut Hill, MA 02467

Dear Mr. Zucker,

Please find enclosed the recorded and certified copy of the Hancock Village NCD By-law and map. The general by-law was recorded in Book 30236, page 169 and the Hancock Village NCD by-law and map was recorded in Book 30236, page 178.

I am pleased to inform you that the Board of Selectman has appointed members to the Neighborhood Conservation District to join those previously appointed by the Chair of the Preservation Commission. They are regular members: Paul Bell, Richard Graver, James Bachelor, Eleanor Dumont, Deborah Goldberg, David King and Robin Koocher and alternates: Mark Allen, Stephen Chiumenti, Dennis DeWitt and Joyce Staves-Zak. The newly constituted NCD Commission held its first meeting March 27<sup>th</sup>, 2013. The staff for the Commission is Greer Hardwicke.

Please call if you have any questions. The Commission looks forward to working with you to preserve this important cultural resource.

Sincerely,

Paul Bell, Chair  
for the NCD Commission

## **Sec. 5.10.3.d.1: Hancock Village Neighborhood Conservation District Guidelines**

Excerpted from Town of Brookline General By-Laws  
Article 5.10: Neighborhood Conservation Districts

or addition of streets, driveways, parking areas, walkways or paved surfaces; (vi) removal of trees more than eight inches in diameter at 56" height (d.b.h.); (vii) substantial or complete removal of areas of vegetation specifically identified in the design guidelines at or after the creation of the NCD; (viii) removal of ledge or other rock outcroppings with at least one foot exposure in height; or (ix) changes in grade elevation of more than three feet. The activities set forth in Section 5.10.6 shall be exempt from review.

n. *STRUCTURE* - That which is built or constructed, including buildings, walls, retaining walls, fences, walkways, driveways or parking areas, paving and curbs, street name signs, any signs larger than one square foot, swimming pools, tennis courts, freestanding HVAC equipment, and outdoor lighting that shines on any adjacent property.

o. *SUBSTITUTE SIDING* - Exterior building cladding such as vinyl, aluminum or cement board not original to the date of construction of that portion of the building.

p. *TEMPORARY BUILDING OR STRUCTURE* - A building or other structure, necessary for a specific event, incident or project, erected for a period of no more than 6 months, unless otherwise agreed to by the Commission, the installation and removal of which will cause no permanent change.

### **5.10.3. DISTRICTS AND GUIDELINES**

a. A Neighborhood Conservation District shall encompass a geographically defined area that, at the time of its establishment, is located in its entirety within one or more residence districts as defined in section 3.01.1 of the Zoning Bylaw. Additional NCDs may be added by majority vote of Town Meeting and each such NCD and the design guidelines for such NCD shall be set forth in part d of this Section 5.10.3, as it may be amended. The boundaries of each NCD shall be set forth on a map on file with the Town Clerk. The NCD Commission, Town Counsel or Town Clerk shall, in addition, promptly present a copy of the map and applicable by-law for filing in the Norfolk County Registry of Deeds.

b. The design of each Reviewable Project in a Neighborhood Conservation District shall be subject to the particular design guidelines set forth in this Section 5.10.3 for such district.

c. The Commission may impose dimensional requirements that further the purposes of this by-law, including without limitation preventing Reviewable Projects inconsistent with the historic or architectural aspects, scale or massing, neighborhood or subdivision plan or layout, circulation patterns, or green space, open space, landscape, vegetation or viewshed character of the NCD.

d. Specific districts and guidelines.

1. There shall be a Neighborhood Conservation District, to be entitled the "Hancock Village Neighborhood Conservation District", the boundaries of which are shown on the map entitled "Hancock Village Neighborhood Conservation District", a copy of which is on file with the Town Clerk's office, which is hereby declared to be part of this By-law.

The first and largest garden city apartment complex in Brookline, Hancock Village (1946-1949) is significant as a far-sighted, historically important collaboration between the town of Brookline and the Boston-based John Hancock Mutual Life Insurance Company to provide both employment and housing for returning World War II veterans. The development, which straddles the Brookline-Boston line, consists of 789 two-story attached townhouses, most of which are located in Brookline. In consideration of a zoning change by the Town which allowed the development to proceed, the development was designed and built as a high-quality development in the "garden village" style, meaning that each dwelling unit had a separate entrance to the exterior; the units were town-homes of two stories with peaked roofs; there was substantial open space; and there was a "greenbelt" serving as a buffer between the development and adjacent single-family homes. Such elements were embodied in commitments made on behalf of John Hancock Insurance by its president Paul F. Clark, including an agreement with the Town of Brookline executed March 11, 1946. The landscape design was by Olmsted Associates, a Brookline firm with international experience and reputation. Significantly, Hancock Village remains the quality housing development conceived in those commitments

and original design, and therefore remains internally coherent in design and compatible in scale, siting and impact with the adjacent neighborhood of single-family homes and with the D. Blakely Hoar Wildlife Sanctuary, especially due to the retention in Hancock Village of open lawns, courtyards and common areas, pedestrian paths, consistent town-house style buildings of modest scale, unobstructed sky planes, buffer zones, and significant landscape features such as puddingstone outcrops. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Hancock Village Neighborhood has as such remained an important historic property in Brookline and a compatible part of the fabric of the community and the adjacent neighborhood.

The Hancock Village Neighborhood Conservation District shall be governed by the following design guidelines. Any further development shall be compatible with the existing development of the district and its relationship to the adjacent neighborhood:

- i. Architectural style and character. The architectural design and building materials of any proposed Reviewable Project shall be compatible with the existing garden-village town-house architecture within the district, with, for example, each dwelling unit having a separate entrance to the exterior.
- ii. Building size, height and massing. The size, height and massing of a building or other structure which is part of any proposed Reviewable Project shall be compatible with existing buildings and other structures within the district and the adjacent neighborhood, and the elements considered shall include but not be limited to the volume and dimensions of any buildings or other structure; the scale, clustering and massing of any building or other structure in relation to its surroundings, including existing buildings and other structures and nearby landscape and other open spaces; and compatibility of design and materials with existing buildings and other structures. Compatible building size, height and massing shall include, not be limited to limited to:
  - a. No building over 2 ½ stories in height, measured from the highest point of the finished grade of

each unit, shall be constructed.

b. In relation to any abutting single-family, detached homes, any new single-family homes shall be similarly oriented, have similar rear yard depths, and similar distance between dwelling units.

iii. Façade. The number, size and location and design of windows, doors and solid elements, trim work, piers, pilasters, soffits, cornices, decks, porches and canopies, and the design of window and door details, including trim, muntins, mullion and sills, need not replicate but shall be compatible with the existing buildings within the district. Alterations necessary for handicap accessibility shall be compatible to the extent reasonably feasible.

iv. Roof treatment. The shape, pitch, style, and type of surfacing of roof areas shall be compatible with those of buildings within the district. Including buildings in any Reviewable Project, buildings with flat or approximately flat roofs will not exceed 25% of the total number of buildings in the entire NCD.

v. Streetscape, topography and landscape. Any proposed Reviewable Project (including demolition, removal, new construction or other alteration) shall maintain the spatial organization of the district and shall not have a significant negative impact on historic architectural or landscape elements, including structures, open spaces, green spaces, topography, walls and fences, circulation patterns including pedestrian circulation separated from vehicular traffic, viewsheds, park areas, play areas, courtyards and other landscaped areas previously accessible and usable in common, significant trees as defined in this by-law, and buffer areas. The existing spatial organization and land patterns of the landscape shall be preserved, including the curvilinear circulation patterns and views from roads, sidewalks, pathways and buildings. Significant negative impacts shall include, but not be limited to:

a. Removal or alteration of rock outcroppings greater than 200 square feet in contiguous area;

- b. Alteration of existing grades by more than three feet in vertical height;
- c. Removal of existing pedestrian paths that separate pedestrians from vehicular traffic;
- d. Addition of new impervious surfaces within 100 feet of abutting properties, including the Hoar Sanctuary or single-family homes; and
- e. Loss of open space through building coverage exceeding 20% of the area of the district or through loss of the "greenbelt" now serving as a buffer to the abutting single-family detached homes.

Nothing in this Section 5.10.3.d.1 shall be construed as repealing or modifying any existing by-law or regulation of the Town, but it shall be in addition thereto. To the extent this Section 5.10.3.d.1 imposes greater restrictions upon a Reviewable Project than other by-laws, regulations or statutes, such greater restrictions shall prevail. The provisions of this Section 5.10.3.d.1 shall be deemed to be severable. If any of its provisions, subsections, sentences or clauses shall be held to be invalid or unconstitutional, the remainder shall continue to be in full force and effect.

#### **5.10.4. NEIGHBORHOOD CONSERVATION DISTRICT OVERSIGHT**

a. Each Neighborhood Conservation District shall be overseen by a Neighborhood Conservation District Commission consisting of no less than five members, which shall not preclude overlapping membership in whole or in part between commissions for various NCDs if appropriate to provide consistency, continuity, economy or other benefits in NCD administration Town-wide. If deemed appropriate by the Board of Selectmen for the administration of a specific NCD after consultation with the chair of the Brookline Preservation Commission, the size of an NCD Commission may be increased to seven members and the specific membership shall be determined within the limits set forth below. In the case of a five-member NCD Commission, up to three members but no less than one member shall be representatives of the Brookline Preservation Commission as described in Section 5.6.4 of the Town By-laws, and the remaining members (and their alternates) shall be appointed by the Board of Selectmen. In

## List of Figures

Figure 1	Recent Events on Hancock Village Greenbelt
Figure 2	Illustrative Site Map
Figure 3	Pedestrian Barriers
Figure 4	Development Pattern Comparison
Figure 5	Apartment Building Elevations
Figure 6	2.5 Story Building (Type D) Elevations
Figure 7	Garage Elevations
Figure 8	Paved Areas: Comparison of 2012 and 2013 Proposals
Figure 9	Site Section – Differentials in Height, Topography, Proximity
Figure 10	Long Section
Figure 11	Site Sections – 2.5 Story Building
Figure 12	Site Sections – 2.5 Story Building, Garage
Figure 13	Site Section – Apartment Building
Figure 14	Site Plan – Grading Contours, West Parcel
Figure 15	Site Plan – Grading Contours, East Parcel
Figure 16	Site Plan – Grading Contours, East Parcel, Apartment Building

**Hancock Village's 7th Annual Summer Festival**  
**Wednesday August 22, 2012 From 3:00 pm to 6:30 pm**

Help Hancock Village support the troops with Operation Scrubbing Soldiers! At this time we are asking for your help! Please join us in the hours before dawn which will be shipped out to the troops on Friday September 11, 2012.

Soap	Shampoo	Toiletries	Toothpaste	Batteries
Deodorant	First Aid	Hand Cream	Hand Towels	
Hand Lotion	Baby Wipes	Baby Wipes	Sanitizers	Diapers
Aluminum	Paper	Shower Caps	Ear Plugs	Leaves

Also set in the open area adjacent to 21 Independence Drive for:  
 -Candy House  
 -Face Painting  
 -Fishing Fun  
 -Entertainment  
 -Food  
 -And Much More!

*We will be proud to accept donations for Operation Scrubbing Soldiers!*

**Yappy Hour**  
**All Pet Owners Encouraged To Attend!**  
**June 4th, 2013 4:30-6:30pm**

**Running the Pack and Hancock Village will be hosting a pet friendly social hour on Tuesday, June 4th 2013!**

We will have companies attend from animal training, pet sitting, pet walkers, in home veterinarians and more!

We will be serving ice cream for pet owners and special beef flavored non-fat/sugar-free frozen yogurt for dogs!

Proceeds for the benefit of UPW Exchange and Eastern Road. Please see retreat note for map of location.

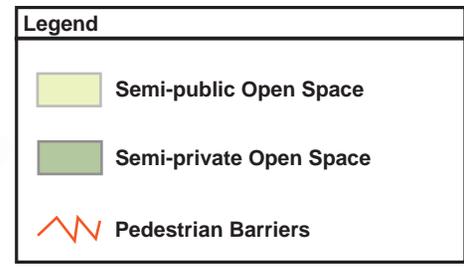


FIGURE 1

Current Use of Greenbelt Buffer



FIGURE 2 **Illustrative Site Map** Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013



**FIGURE 3 Pedestrian Barriers**  
 Source: Town of Brookline Planning Department



Sample Development Type	Pervious Areas		
	Semi-private Open Space	Semi-public Open Space	Non-usable Open Space
Existing Townhome Area	32.9%	22.5%	0.0%
Proposed Buffer Apartment Area	2.0%	31.7%	18.9%

Legend	
	Roads, Sidewalks, Patios
	Semi-private Open Space
	Semi-public Open Space
	Non-usable Open Space (2:1 graded slopes, walls, etc.)

**FIGURE 4 Development Pattern Comparison**  
 Source: Town of Brookline Planning Department

57 ft to peak



EAST ELEVATION

54 ft to peak



NORTH ELEVATION

74 ft from lower garage to peak  
Spans 530 feet



SOUTH ELEVATION

FIGURE 5 **Apartment Building Elevations** Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

Typical of buildings 3, 4, 11  
97 ft x 43 ft x 14 ft

**BUILDING TYPE D** 8 units / building

44 ft x 20 ft  
14 ft to ridge line



FIGURE 7 **Garage Elevations** Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013



East Side of Hancock Village

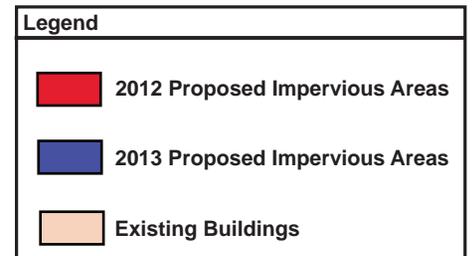
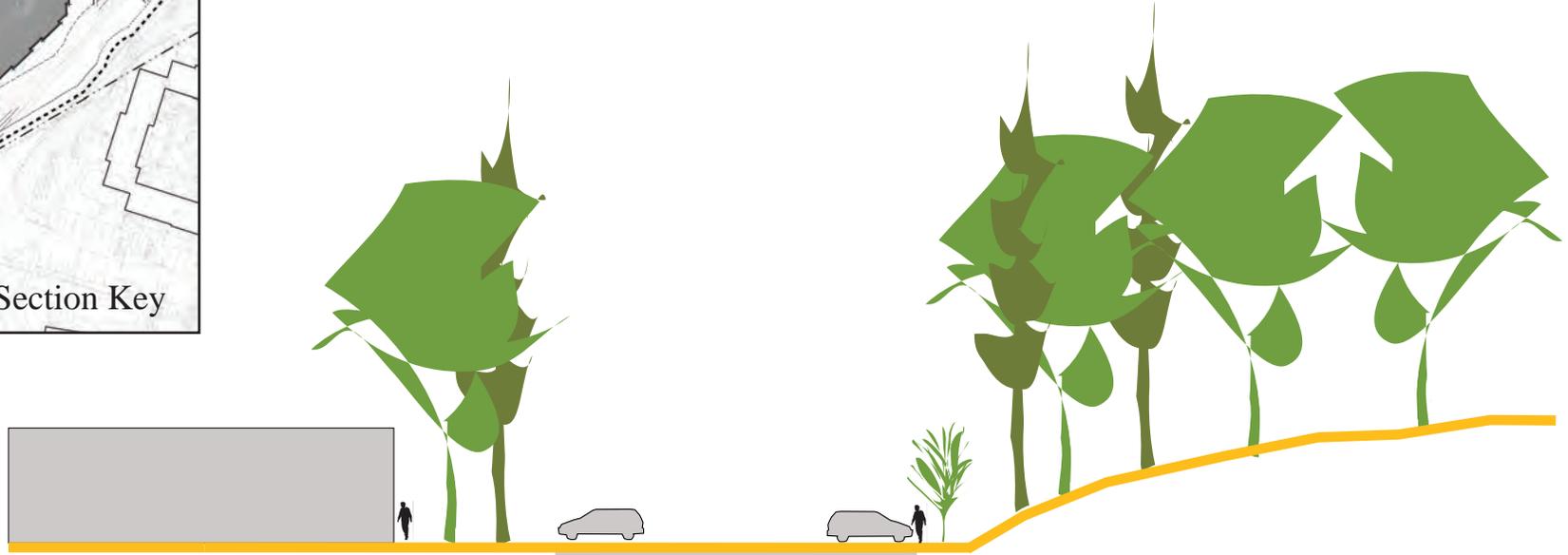
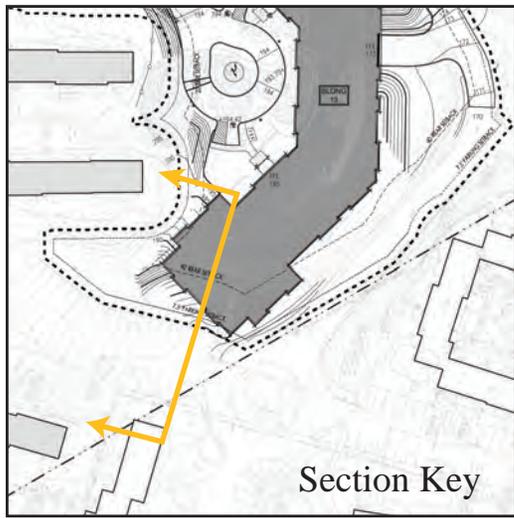


FIGURE 8

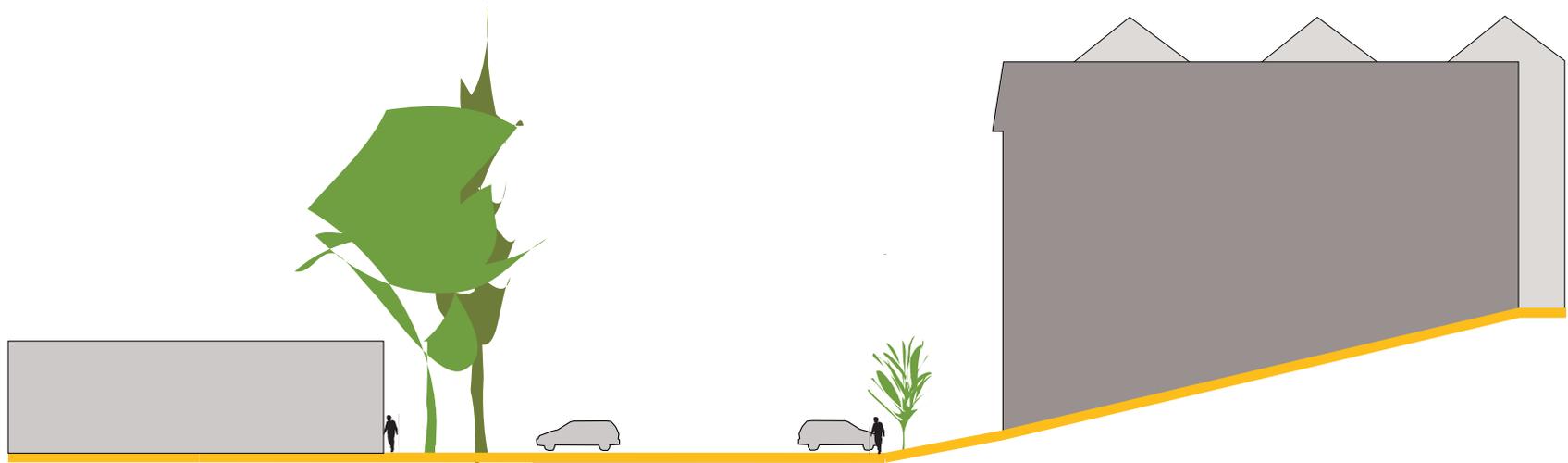
Paved Areas: Comparison of 2012 and 2013 Proposals

Source: Town of Brookline Planning Department



Existing Section

Existing Townhomes



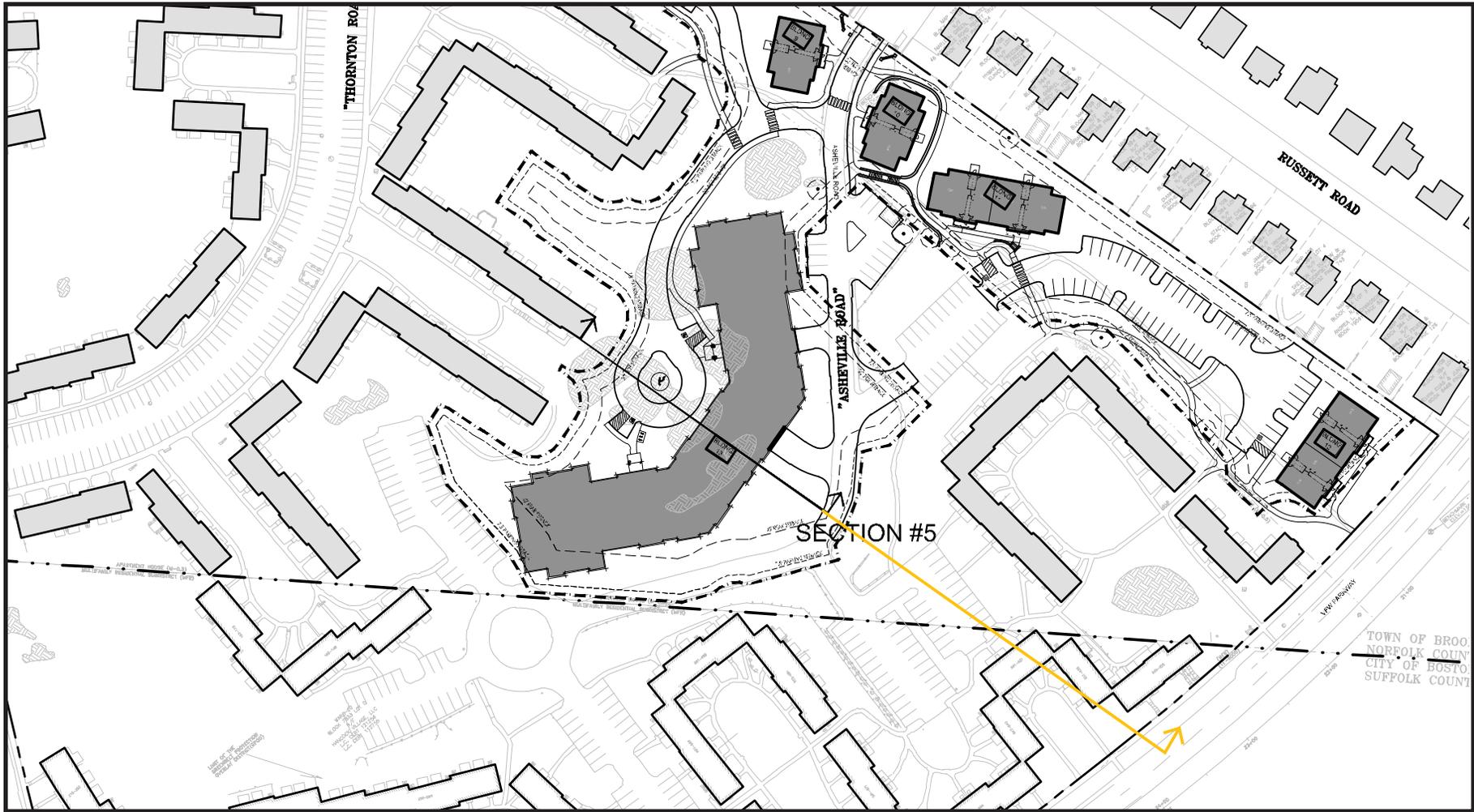
Proposed Section

Existing Townhomes

Proposed 4-story Apartment Building over Parking

FIGURE 9 Site Section --Differentials in Height, Topography, Proximity  
Source: Town of Brookline Planning Department

Scale: 1"=30'



Proposed Section through Faux Mansard from Exhibit 61

Existing Parking Lot, Landscaping in front of Townhomes

**FIGURE 10 Long Section**

Source: Town of Brookline Planning Department

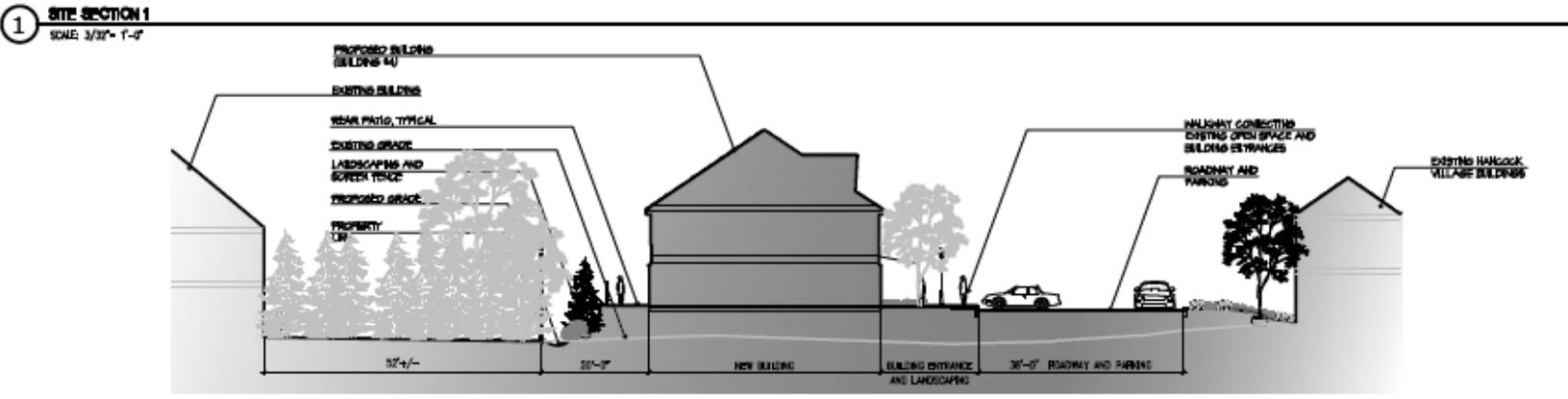
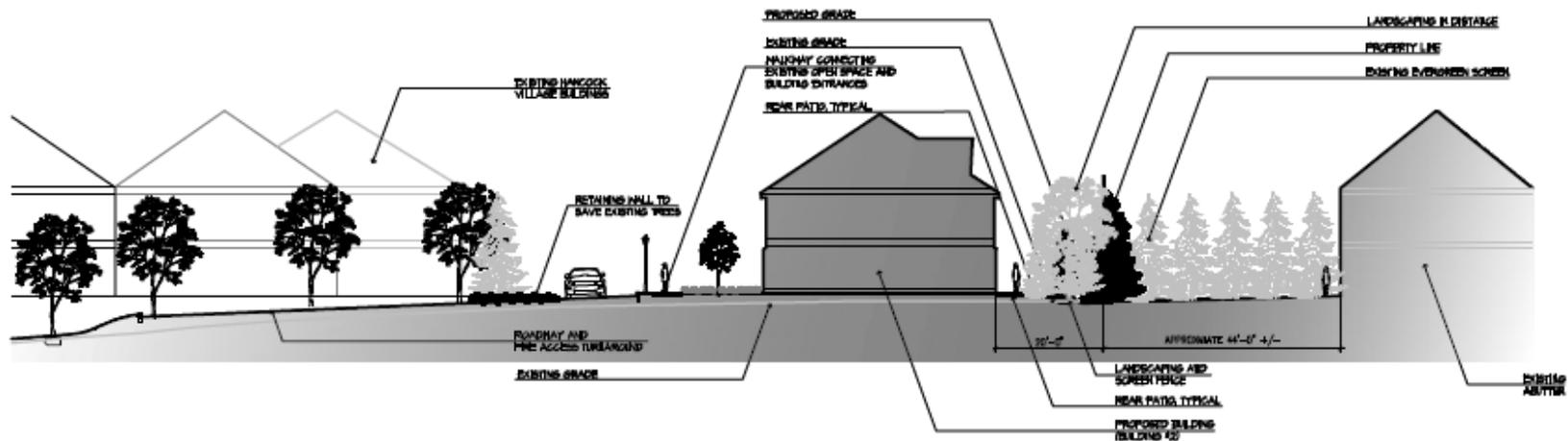
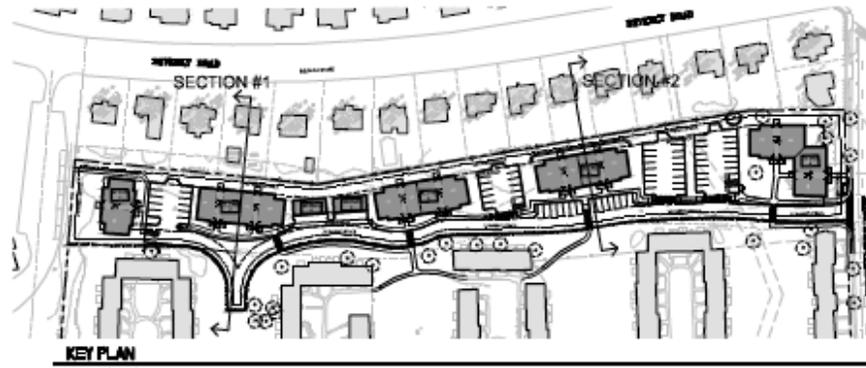
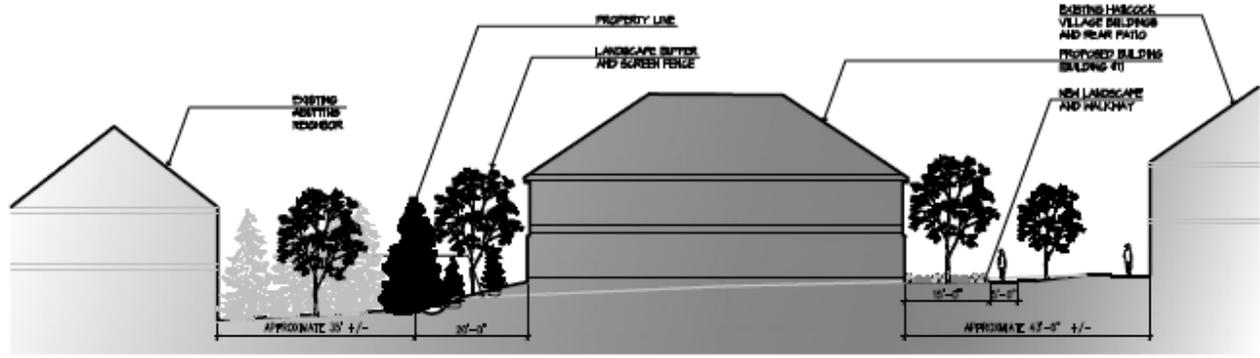
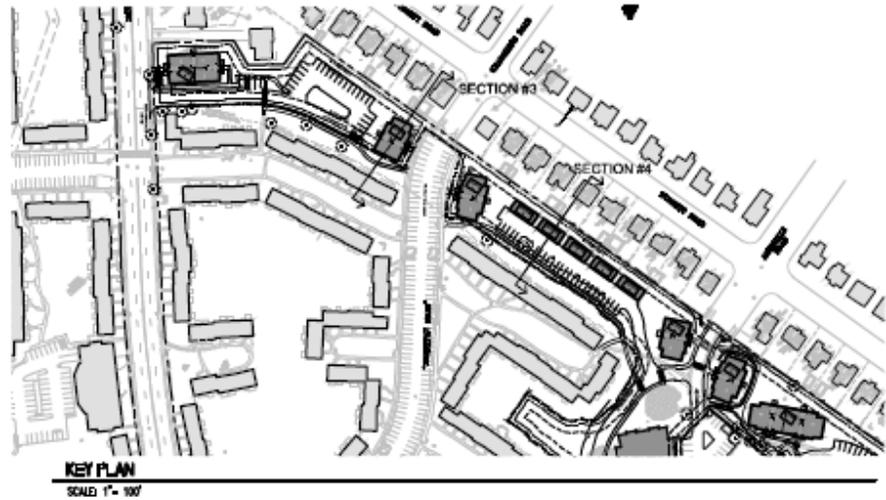


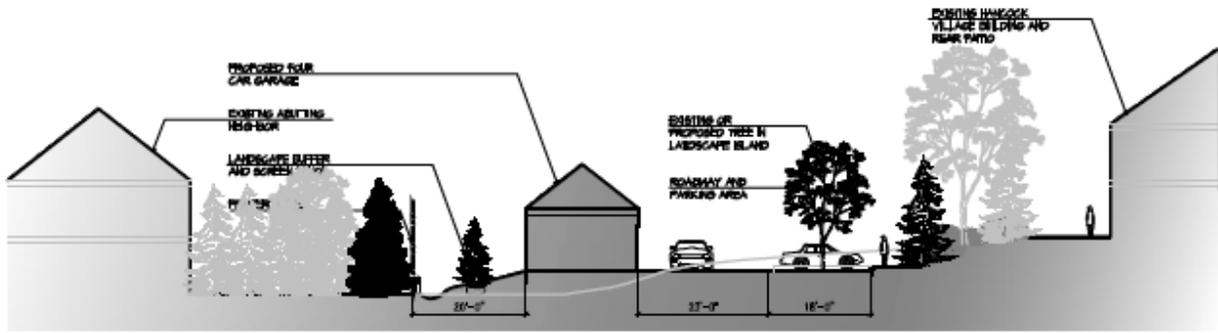
FIGURE 11

Site Sections #1 and #2: 2.5 Story Buildings

Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013



1 SITE SECTION 3  
SCALE 3/32" = 1'-0"



2 SITE SECTION 4  
SCALE 3/32" = 1'-0"

FIGURE 12 Site Sections #3 (2.5 Story Building) and #4 (Garage) Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013

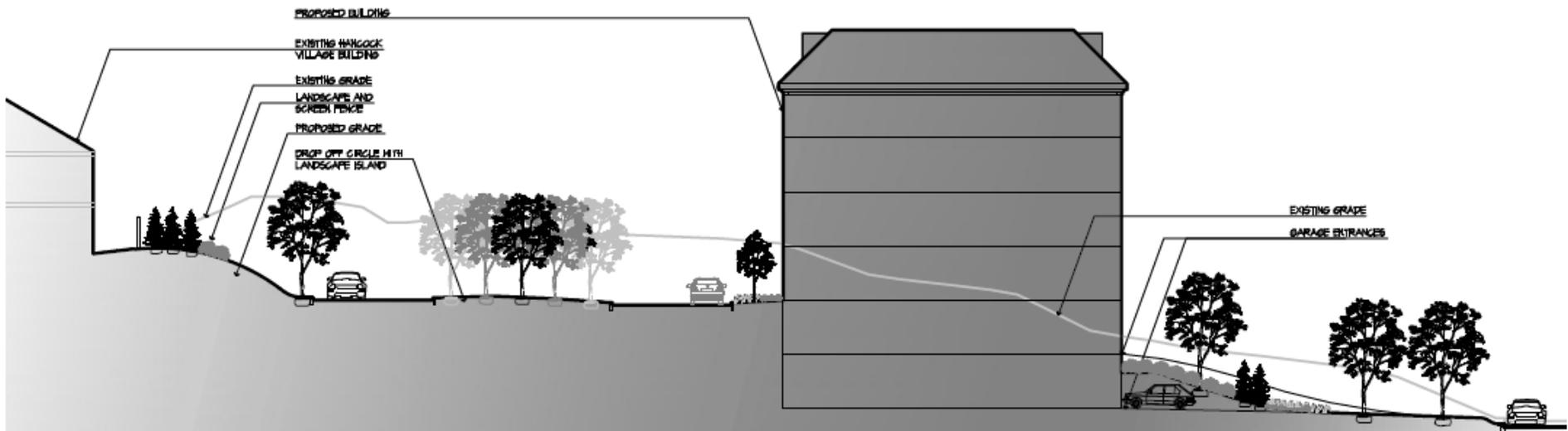
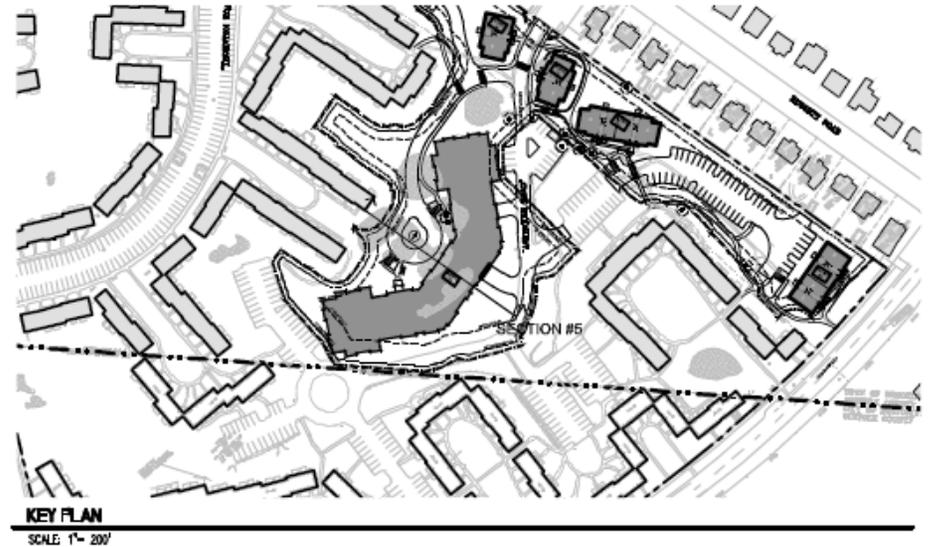


FIGURE 13 Site Section #5 Apartment Building Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013

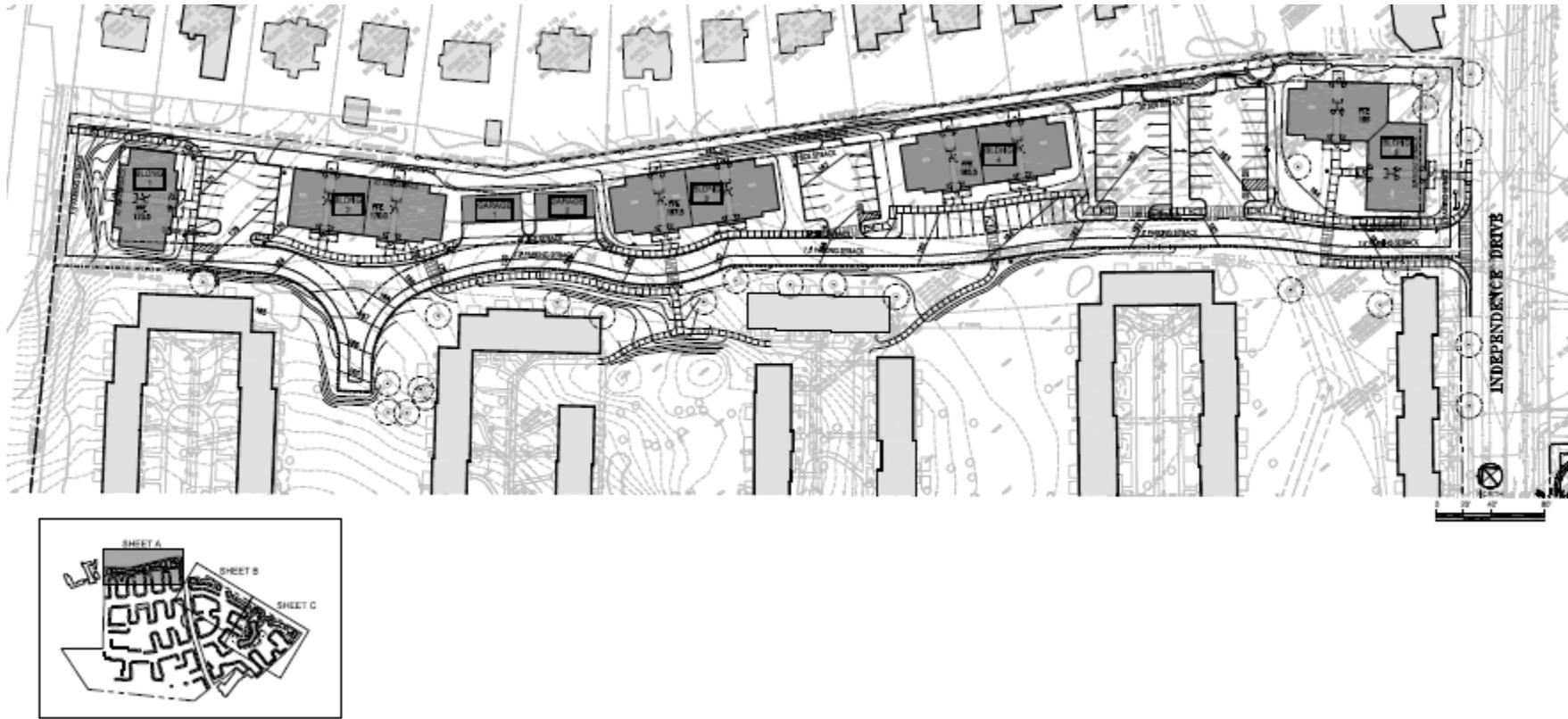


FIGURE 14 Site Plan Sheet A: Grading Contours, West Parcel

Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013



FIGURE 15 Site Plan Sheet B: Grading Contours, East Parcel

Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013

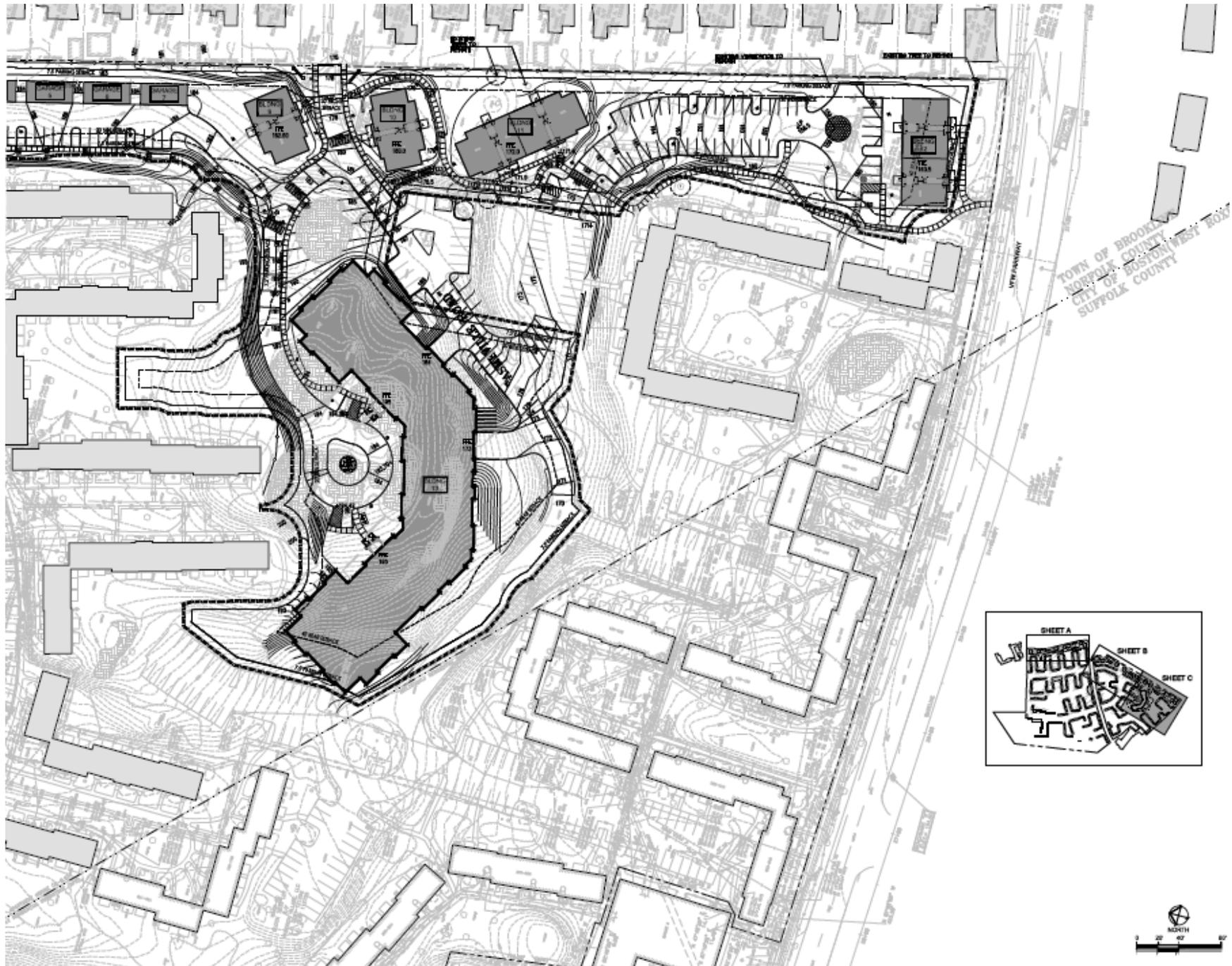


FIGURE 16 Site Plan Sheet C: Grading Contours, East Parcel, Apartment Building Source: Chestnut Hill Realty c.40B Proposal, June 10, 2013