



Town of Brookline

Massachusetts

Board of Appeals

Jesse Geller, Chair
Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899

Board of Appeals Virtual Public Hearing

Thursday, March 3, 2022

7:00 p.m.

Register for this meeting

<https://bit.ly/3oJySaS>

After registering you will receive a confirmation email containing information about joining the hearing.

Our Virtual Meeting Guide for Applicants and the Public:

<https://bit.ly/30wRoY3>

PUBLIC MEETING

1180 Boylston Street c.40B

Administrative Decision to determine if the requested changes are Insubstantial or Substantial, pursuant to 760 CMR 56.05(11):

Application to Modify a Comprehensive Permit (40B) granted in 2017 and modified in 2019 and 2020 to construct a 6-story mixed-use building with 50 age-restricted residential rental units, ground floor retail and 70 underground garage parking spaces. (Precinct 15, Zoning G-1.0) **Proposed change:** Lift Condition 25 in the ZBA Decision to allow blasting during construction.

A vote of Substantial will require the ZBA to open a public hearing in 30 days to allow testimony from the Applicant, technical experts, and the public.

Project Page: <https://www.brooklinema.gov/1294/1180-Boylston-St-40B>

PUBLIC HEARING

BOARD OF APPEALS CASES:

320 Tappan Street **2022-000001** **Pct. 12**
Convert a single-family to a four-dwelling – **will request to continue to April 14th**

53 Davis Avenue **2021-000074** **Pct. 6**
Create a curb cut to accommodate one proposed parking space in the front yard – **Will request to continue to May 12th**

370 Washington Street **2021-000077** **Pct. 6**
Demolish the two-story structure to construct a three-story commercial building – **Will request to continue to April 28th**

191 Davis Avenue **2022-000006** **Pct. 6**
Time extension for previously granted special permit (case no. 2021-0003 to construct an attached unit to the rear of the property)

1290 Beacon Street **2021-000075** **Pct. 10**
Convert building from office use (Use #21) to a veterinary clinic (Use #20A)

98 Chestnut Street **2022-000064** **Pct. 5**
Demolish two-family and construct a single-family home and garage

1578 Beacon Street **2022-000010** **Pct. 11**
Reconstruct stair and headhouse, construct a roof deck, exterior modifications to the façade

1580 Beacon Street **2022-000009** **Pct. 11**
Construct new stair and headhouse, exterior modifications to the façade

Other Business

For additional information or questions, please contact the Department of Planning and Community Development at mbaldwin@brooklinema.gov

PUBLIC COMMENT FILES, PDFs OR PRESENTATIONS: *Advance submissions of files and presentations are strongly encouraged. In an effort to ensure the Board has adequate time to review materials we ask that any additional documents such as written comment letters, photos, files, or presentations be sent before the hearing to Monique Baldwin (mbaldwin@brooklinema.gov). Public testimony will be taken during the hearing as normal.*

Planning Board reports and plans may be found at: <https://aca3.accela.com/brookline>