



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, April 28, 2022

7:00 p.m.

Revised 4-21-22 v.2

Register for this meeting

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

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>

1) **PROJECT CHANGE: 445 HARVARD STREET (40B):**

Per 760 CMR 56.05, the Zoning Board of Appeals will hold a meeting to determine whether a proposed modification to the Comprehensive Permit decision for 445 Harvard Street is substantial. Proposed change involves the relocation of the lobby from Thorndike Street to Harvard Street and other minor changes.

This is not a public hearing and public testimony will be allowed at the discretion of the Chair.

Project webpage: <https://www.brooklinema.gov/1458/445-HARVARD>

2) **BOARD OF APPEALS CASES (Address, Case Num., Precinct, Description):**

| | | |
|-----------------------|--------------------|---------------|
| 41 Codman Road | 2022-000003 | Pct. 5 |
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Construct a three-car garage and sunroom

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| 12 Worthington Road | 2022-000013 | Pct. 1 |
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Construct rear addition

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|--------------------------------|--------------------|---------------|
| 1004-1016 Beacon Street | 2022-000004 | Pct. 1 |
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Construct a permanent pergola/canopy along the front facades to accommodate outdoor dining

CASES TO BE CONTINUED WITHOUT DISCUSSION:

| | | |
|---|--------------------|----------------|
| 20 Newton Street | 2022-000031 | Pct. 15 |
| Construct addition to Dexter School dining area <i>Will be continued to 5/12/22</i> | | |
| 30 Naples Road | 2022-000016 | Pct. 8 |
| Convert single-family dwelling to two-family dwelling and make several additions <i>Will be continued to 5/12/22</i> | | |
| 63 Payson Road | 2022-000015 | Pct. 16 |
| Divide lot and create 2 additional parking spaces on new lot <i>Will be continued to 5/12/22</i> | | |
| 40 Strathmore Road | 2022-000020 | Pct. 13 |
| Convert three-family dwelling to four-family dwelling <i>Will be continued to 5/12/22</i> | | |
| 174 Winchester Street | 2022-000017 | Pct. 9 |
| Demolish existing detached garage and construct new detached garage <i>Will be continued to 5/26/22</i> | | |
| 686 Washington Street | 2022-000021 | Pct. 10 |
| Convert building from mixed-use to three-family dwelling <i>Will be continued to 5/26/22</i> | | |
| 1093 Beacon Street | 2022-000018 | Pct. 1 |
| Convert existing building to 18 residential units <i>Will be continued to 5/26/22</i> | | |
| 53 Davis Avenue | 2021-000074 | Pct. 6 |
| Construct new parking space and curb cut <i>Will be continued to 5/26/22</i> | | |
| 92 Sewall Avenue | 2022-000033 | Pct. 3 |
| Merge this lot with the lot at 153 St. Paul Street and construct a 13-unit multifamily building by building a substantial addition (to be located principally on 153 St. Paul Street) to the existing building at 92 Sewall Avenue <i>Will be continued to 5/26/22</i> | | |
| 153 St. Paul Street | 2022-000032 | Pct. 3 |
| Merge this lot with the lot at 92 Sewall Avenue and construct a 13-unit multifamily building by building a substantial addition (to be located principally on 153 St. Paul Street) to the existing building at 92 Sewall Avenue | | |

Will be continued to 5/26/22

370 Washington Street **2021-000077** **Pct. 6**
Demolish existing building and construct new three-story office building
Will be continued to 5/26/22

63-65 Green Street **2021-000078** **Pct. 17**
Demolish a two-family dwelling and construct a three-family dwelling
Will be continued to 5/26/22

4 Greenway Court **2022-000012** **Pct. 17**
Construct an addition at the top of the building and duplex two units (no change to number of units) and other alterations
Will be continued to 5/26/22

101 Monmouth Street **2020-000005** **Pct. 1**
Modification of Variance #893 (9/5/1958) to reduce 190 required parking spaces for a residential building to 75 spaces
Will be continued to 6/23/22

41 Dwight Street **2022-000019** **Pct. 8**
Install car port
Will be continued to 6/23/22

260 Lee Street **2022-000022** **Pct. 14**
Demolish existing building and construct new single-family dwelling
Will be continued to 6/23/22

1906 Beacon Street **2022-000023** **Pct. 13**
Convert existing three-family dwelling to 7 units
Will be continued to 6/23/22

51 Colbourne Crescent **2022-000024** **Pct. 12**
Demolish and reconstruct attached garage and mudroom connection
Will be continued to 7/7/22

654 Brookline Avenue **2022-000027** **Pct. 4**
Demolish existing building and secure site
Will be continued to 7/7/22

666 Brookline Avenue **2022-000026** **Pct. 4**
Demolish existing building and secure site
Will be continued to 7/7/22

375 Boylston Street **2022-000025** **Pct. 6**
Change use to veterinary clinic
Will be continued to 7/7/22

85 Naples Road **2022-000028** **Pct. 8**
Demolish existing building and construct new two-family dwelling
Will be continued to 7/21/22

128 Clinton Road **2022-000030** **Pct. 12**
Construct additions on rear of existing building
Will be continued to 7/21/22

3) Other Business

For additional information or questions, please contact the Department of Planning and Community Development at pselkoe@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 Polly Selkoe (pselkoe@brooklinema.gov). Public testimony will be taken during the hearing as normal.*

Planning Board reports and plans may be found at: <https://brooklinema.gov/DocumentCenter/Index/2352>