

TOWN OF BROOKLINE

Moderator’s Committee on Parking and Zoning

MEETING MINUTES

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To: Lee Selwyn (Committee Chairperson) **Date:** December 28, 2011
From: G.C.M. Driessen **Proj. No.** NA
Re: Moderator’s Committee on Parking and Zoning
Date of Meeting: November 30, 2011 **Time:** 19:30 hr
Place of Meeting: Brookline Town Hall, Room 408
Purpose: Regular Committee Meeting
List of Attendees: Lee Selwyn (Chairperson), Jonathan Simpson (Vice Chairperson), Guus Driessen (Secretary), Kenneth Goldstein, Angela Insinger, Alisa Jonas, Joseph Ross, Benjamin Stern
 Members absent: None

Item	Discussion	Action
1.	L. Selwyn discussed the “working draft” policy document that he had distributed at the October meeting of the Committee. He noted a high correlation between car ownership and the size of the dwelling, i.e., the number of bedrooms in the unit. Accordingly, car ownership of one vehicle per unit was observed for studio apartments. B. Stern brought up a recent conversation with a developer who indicated that the minimum parking requirements were disincentivizing the construction of studio apartments.	
2.	As reported by L. Selwyn, there wasn’t a need to provide an interim report to the most recent Town Meeting, as this was the November Special Town Meeting. However, he expressed the hope that the Committee would be able to wrap up their sessions prior to the start of the Annual Spring Town Meeting.	
3.	A Jonas presented material, supplementing data printouts from previous meetings, supplied by Mr. McCabe, the Town’s Assessor. It was agreed to request from Mr. McCabe a break-out of parking space data for buildings with multiple units, if this was feasible for him to do. The resulting data would ideally be broken down on the basis of bedrooms (‘studio/one’, ‘two’, or ‘three or more’) and also be segregated by year of construction.	A. Jonas will attempt to collect ratios that were in effect during these study periods.
4.	Members continued to express frustration about the difficulty of obtaining concrete data on the availability of existing Town-wide parking resources, the supply of and demand for parking resources, the number of residential units in multifamily dwellings, and the number of registered vehicles per address and per building.	
5.	Although data collection is still considered an important item and remains of concern to most Committee members, some members suggested focusing on policy rather than on the difficulties encountered in the data collection. Through the contributions of several members, the Committee has already established a preliminary view of what should be accomplished. Furthermore, some members felt that the Committee should look at the current report, as well as available data,	

ACCURACY
 We have sought to record accurately the minutes of this meeting. If any of the above items do not agree with your understanding, please contact us within seven (7) days from the date of this document.

NOTICE

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	and attempt to discern support for that report's view within these data. Some also expressed the thought of establishing a milestone date after which all research would cease and the focus would be on finalizing the report.	
6.	A. Jonas expressed the desire to obtain more Town data and, as an example, suggested including a questionnaire with the upcoming January Town Census. K. Goldstein agreed to contact the Town Clerk's office to determine the feasibility of including a questionnaire with the annual Town Census mailing. L. Selwyn will assist A. Jonas in contacting the Assessor's Department.	K. Goldstein will contact P. Ward. A. Jonas and L. Selwyn will contact Mr. McCabe.
7.	It was noted again that the City of Newton includes garage space in the determination of the floor/area ratio calculations for zoning purposes. It was agreed that someone on the Committee should contact the City of Newton's Assessor's Department to inquire, as to what their experience has been with this regulation and what the impact has been on (overnight) parking.	L. Selwyn to inquire at the City of Newton about their FAR experience.
8.	The Town's Planning Department will be approached with a request to provide an overview of pertinent ZBA decisions that have affected parking policy.	K. Goldstein will contact the Planning Department.
9	A. Jonas suggested getting input from several additional real estate professionals. The Committee expressed interest, but several members stated that if possible, they hoped this could happen during the January meetings.	A. Jonas and K. Goldstein to further explore.
10.	The next meetings were scheduled for 07:30 PM on Wednesday, 11 January, and Wednesday, 25 January, 2012. It was agreed that no meeting would be held in December. The meeting adjourned at approx. 21:45 hr.	

Documents Used at the Meeting:

Working Draft report of Moderator's Committee on Parking (Draft 2011 10 24)
Summary of Residential Units & Parking Space Study (by Assessor's Office)

cc: Meeting attendees and Committee members