



Newbury Zoning Committee

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Town of Brookline

Massachusetts

NEWBURY ZONING COMMITTEE – ARCHITECTURAL SUBCOMMITTEE

MEETING MINUTES

Room 310, Brookline Town Hall

January 17, 2020 – 8:00 a.m.

Committee Present: Steve Heikin, Carlos Ridruejo, Derrick Choi

Staff Present: Alison Steinfeld, Victor Panak

Steve Heikin called the meeting to order at 8:05 am.

Administrative Details - Update

Jennifer Dopazo Gilbert, attorney for the development team, briefly summarized the current status of the design process and discussed the creation of an easement along Fisher Avenue to preserve the mature trees. Blair Hines (Verdant Landscape Architecture), landscape architect for the development team, reviewed the extent of the easement, the trees in the easement, and their estimated value.

Ms. Gilbert reviewed some of the comments recently received from abutters and discussed the developer's plans for the southern property line.

Ms. Gilbert also noted that the plans had evolved to propose the complete preservation of the Mitton House and the elimination of the building's tower.

Discuss Draft Design Guidelines

The Subcommittee and representatives for the development team reviewed the initial draft and agreed on the following concepts for the design guidelines:

- The design guidelines should avoid being too prescriptive.
- The roofs should incorporate elements that break up the mass.
- Sustainability should be its own section.

The Subcommittee also discussed the following:

- The location of the solar panels and solar shingles. The development team indicated that solar panels would be located above the south-side parking area.
- Permeable pavers and their locations on the site. The development team cautioned that the pavers may have limited effectiveness due to the low infiltration rates of the soil, but the Subcommittee insisted that pavers should at least be used for the entry piazza.
- The prescriptiveness of the Waldo-Durgin design guidelines and whether some of the elements

from that document should be copied into this one.

- Proposed zoning and the timeline of the Design Advisory Team
- The management and design of the irrigation systems. The Subcommittee felt that the systems should meet LEED standards
- Lighting – should be low and full cutoff
- Brief discussion of signage
- Circulation patterns and their potential impact on abutters.

The meeting was adjourned.