



Board of Appeals
Jesse Geller, Chair

Town of Brookline

Massachusetts

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Board of Appeals Virtual Public Hearing Minutes

Thursday, January 28, 2021

7:00 p.m.

Via ZOOM

ZBA DECISIONS can be found at: <https://www.brooklinema.gov/Archive.aspx?AMID=76>

Board Members Present: Chair Mark Zuroff, Lark Palermo, and Randolph Meiklejohn

Staff Present: Monique Baldwin (*Zoning Coordinator/Planner - Regulatory Planning*)

2020-0056 331 South Street – Construct a second-story addition in the rear

Attorney Robert Allen, on behalf of the applicant Jason Cummings, provided an overview of the project. Phil Kramer, project architect, provided an overview of the design. Mr. Allen noted that the Preservation Staff found that structure is not significant. Additionally, Mr. Allen stated that there were five letters submitted in support of the project. Finally, Mr. Allen opined that counterbalancing amenities are not required under a 40A Sec 6 finding.

Chair Zuroff then asked whether anyone was present to speak in favor or opposition of the proposal. No one spoke.

Monique Baldwin, Zoning Coordinator Planner, provided the Planning Board Report. The Planning Board supported the project. Additionally, on behalf of the Building Department, Ms. Baldwin stated that the Building Department had no issues with the relief sought under the Brookline Zoning By-Law.

Board Member Palermo stated that the proposal was modest and noted that it met the criteria for the grant of special permit relief. Board Member Meiklejohn concurred. Chair Zuroff was satisfied that the proposal met the standards of Massachusetts General Laws Chapter 40A Section 6.

The Board unanimously granted the request with conditions.

2020-0055 257 South Street – Construct an addition and two-car garage in the rear and expand existing parking area

Attorney Cameron S. Merrill, on behalf of the applicant, provided an overview of the project. Sara Lax Segal, the project architect, provided an overview of the design.

Chair Zuroff inquired about alternate designs to limit the need for cars to back out onto South Street, and Board Member Meiklejohn inquired whether there would be drainage issues at the rear. Ms. Segal responded that the proposed design was best design of several due to the slope of the lot, and that there would be drainage installed.

Chair Zuroff then asked whether anyone was present to speak in favor or opposition of the proposal. No one spoke.

Monique Baldwin, Zoning Coordinator Planner, provided the Planning Board Report. The Planning Board supported the project. Additionally, on behalf of the Building Department, Ms. Baldwin stated that the Building Department had no issues with the relief sought under the Brookline Zoning By-Law.

The Board unanimously granted the request with conditions.

2020-0057 14 Wallis Road – Construct a second-story addition

Attorney Jacob Walters, on behalf of the applicant, provided an overview of the project. The applicant shared the plans with neighbors, and were not aware of any concerns or objections.

Chair Zuroff then asked whether anyone was present to speak in favor or opposition of the proposal. No one spoke.

Monique Baldwin, Zoning Coordinator Planner, provided the Planning Board Report. The Planning Board supported the project. Additionally, on behalf of the Building Department, Ms. Baldwin stated that the Building Department had no issues with the relief sought under the Brookline Zoning By-Law.

The Board unanimously granted the request for special permit.

2020-0054 45 Willow Crescent – Construct a one-story addition on the left side of the existing house

Don Warner, the petitioner, provided an overview of the project.

Chair Zuroff noted for the record that in 2013 the applicant received approval from the Zoning Board of Appeals to construct an addition, and inquired why the applicant is requesting another expansion. Mr. Warner stated that he wanted to add a studio office and noted that the approved addition is located on the opposite corner of the current proposal.

Chair Zuroff then asked whether anyone was present to speak in favor or opposition of the proposal. No one spoke.

Monique Baldwin, Zoning Coordinator Planner, provided the Planning Board Report. The Planning Board supported the project. Additionally, on behalf of the Building Department, Ms. Baldwin stated that the Building Department had no issues with the relief sought under the Brookline Zoning By-Law.

Chair Zuroff stated that it is discouraged to keep requesting additional FAR, and requested a condition be added to note that this would be the last request to add additional FAR to this structure. Board Members Lark Palermo and Randolph Meiklejohn concurred.

The Board unanimously granted the request for special permit.

The meeting was adjourned.