



Newbury Zoning Committee
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Town of Brookline

Massachusetts

NEWBURY ZONING COMMITTEE – ARCHITECTURAL SUBCOMMITTEE
MEETING MINUTES
Select Board Hearing Room, Brookline Town Hall
February 24, 2020 – 4:30 p.m.

Committee Present: Steve Heikin, Carlos Ridruejo
Staff Present: Victor Panak

Steve Heikin called the meeting to order at 4:37 pm.

Administrative Details - Update

No administrative details were discussed.

Discuss Draft Design Guidelines and Draft Overlay Zoning

The Subcommittee and representatives for the development team discussed the latest drafts of the design guidelines and draft overlay zoning.

Mr. Heikin was concerned with the proposed height maximum of 100 feet. Jennifer Dopazo Gilbert (attorney for the development team) said she met with the Building Commissioner, who recommended that the zoning refer to the record grade which leads to a higher height than previously suggested.

Mary McCarthy (Finegold Alexander Architects) gave a presentation on the latest changes to the zoning, focusing especially on the provisions related to height. Mr. Heikin suggested adding limitations on the maximum stories. Ms. Gilbert agreed, and the Subcommittee called out a maximum of 6 stories.

Ms. McCarthy noted an increase in the required rear-yard setback along the southern property line.

The Subcommittee discussed parking requirements. Ms. Gilbert said that they are proposing 55 exterior spaces and 43 underground spaces. Carlos Ridruejo asked if the underground parking would be free for visitors. Ms. Gilbert responded that it would be.

Mr. Ridruejo asked if the relocation of the crosswalk would be paid for by Welltower. Ms. Gilbert said it would and Mr. Ridruejo said that it should be memorialized in the Memorandum of Agreement or such other binding document.

The Subcommittee discussed how to require the correct amount of parking while also allowing for the elimination of surface spaces in the future if they are found to be unnecessary. They agreed that the

zoning should require the exact parking being proposed but that the applicant could return after 5 years and reduce the amount of surface parking by Special Permit.

The Subcommittee briefly discussed accessory structure setbacks and whether provision “h” is necessary at all. It was agreed that further input from the Building Commissioner would be needed.

There was a brief discussion of the permitting timeline and the formation of Design Advisory Team.

The Subcommittee discussed the Design Guidelines. Mr. Ridruejo asked about the project’s compliance with the “No Fossil Fuel Infrastructure” bylaw. Ellen Anselone (Finegold Alexander Architects) said that their compliance was still being assessed and that gas-powered fireplaces might be included. Mr. Ridruejo stated that gas-powered fireplaces are not necessary and should be removed. Mr. Heikin suggested that the Guidelines require compliance with the intent of the “No Fossil Fuel Infrastructure” bylaw, whether it was approved by the Attorney General or not.

Presentation from New Atlantic on possible 18-unit affordable housing development at 125 Holland Road

William Madsen Hardy (New Atlantic) gave a presentation on the proposed affordable housing development at 125 Holland Road. Matthew Littell (Utile Design, project architect) showed three possible architectural options.

Mr. Ridruejo said he appreciates the decision to preserve the existing building and considers all 3 options to be viable.

Mr. Hardy noted that the designs incorporate two 2-br units.

Mr. Heikin also liked all 3 options but objected to the addition of a parking space off of the circular drive, noting it was in the front yard and would be frowned on by the Planning Board.

Review and Approve Minutes (2/3)

The minutes for February 3, 2020 were approved.

The meeting was adjourned.