



Town of Brookline Massachusetts

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

PLANNING BOARD

Steve Heikin, Chair
James Carr
Linda K. Hamlin
Blair Hines
Matthew Oudens
Mark J. Zarrillo

BROOKLINE PLANNING BOARD MINUTES By Zoom Event March 3, 2021 – 8:30 a.m.

Board Present: Steve Heikin, Linda Hamlin, James Carr, Mark Zarrillo (left at 9:30), and Blair Hines

Staff Present: Victor Panak

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

There were no public comments on matters not on the agenda.

2) SIGN/FAÇADE REVIEW CASES

930 Commonwealth Avenue – (*Continued from 12-17-2020*) Signage for Boston Medical Center consisting of 5 window signs. Pct. 2

Victor Panak briefly summarized the proposal, reviewed the Board's concerns from the previous meeting, and indicated that the Planning Department is supportive.

The Board briefly discussed the proposed signage. The Board did not approve of signage on the door and emphasized that each window sign should span the length of the window.

Steve Heikin moved to recommend approval of the plans by Boston Sign, dated 3/3/21, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director for Regulatory Planning or designee.**
- 2. Window signs shall span the length of each window, from mullion to mullion. No signage shall be located on the door.**

3. Any future window signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.

Mark Zarrillo seconded the motion. The Board voted 5-0 to approve the signage.

160 Washington Street – Signage for NETA consisting of one façade sign. Pct. 6

Victor Panak briefly reviewed the sign proposal and indicated that the Planning Department is supportive.

Anna Fabbre presented the proposed signage and discussed the reason for the additional sign.

Steve Heikin asked for clarification as to the color of the sign letters. Ms. Fabbre was uncertain. The Board agreed that black would be preferable.

Mr. Zarrillo asked about the extent of the sign band and how it would fit into the space. Ms. Fabbre indicated that the sign band would match the size of the existing sign band. The Board continued to discuss how the sign band should be integrated with the architecture of the building.

The Board and applicant agreed that the sign band should be identical in size to the existing Brookline Savings Bank sign band. Mr. Carr was opposed, feeling that the sign needs a lot more thought and detail.

Steve Heikin moved to recommend approval of the plans submitted by Lauretano Sign Group, dated 2/2/2021 subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall submit final plans subject to the review and approval of the Assistant Director for Regulatory Planning or designee. Those plans shall include detailed measurements and a section of the archtetrave showing how the sign will fit into the architectural details of the building.**
- 2. A rheostat shall be installed, and sign lighting shall be allowed only during NETA's business hours.**
- 3. Any future window signage is subject to the review and approval of the Assistant Director for Regulatory Planning or designee.**

Ms. Hamlin seconded the motion. The Board voted 4-1 (Mr. Carr opposed) to approve the motion.

3) OTHER BUSINESS

Informational presentation on zoning warrant articles for spring 2021 Town Meeting

Victor Panak briefly reviewed known and anticipated warrant articles for Town Meeting. Mr. Heikin provided additional detail on some of the warrant articles that he is involved in.

Informal discussion on strategies to encourage applicants for building permits and zoning relief to design fossil-fuel-free buildings

The Board and staff discussed some ideas about how to introduce the concept of fossil-fuel-free construction to applicants at an early stage in the permitting process. The Board also discussed education about electrification generally and how the Assistant Director for Sustainability Planning might approach the effort.

The meeting was adjourned.