

Minutes

Brookline Board of Appeals

Virtual Public Meeting: March 3, 2022 at 7 pm

Board: Jesse Geller, Chairperson; Lark Palermo; Randolph Meiklejohn

Staff: Monique Baldwin, Paul Campbell, Maria Morelli

1180 Boylston Street c.40B : Administrative Decision to determine if the requested changes are Insubstantial or Substantial, pursuant to 760 CMR 56.05(11)

Introduction: Senior Planner Maria Morelli introduced the administrative matter before the Board.

A Comprehensive Permit (40B) was granted in 2017 and modified in 2019 and 2020 to construct a 6-story mixed-use building with 50 age-restricted residential rental units, ground floor retail and 70 underground garage parking spaces (Precinct 15, Zoning G-1.0). The Applicant requests a lift of the blasting prohibition in Condition 25 of the Decision.

The Board must determine if the change is Substantial or Insubstantial. No testimony will be admitted. A vote of Substantial will require the ZBA to open a public hearing in 30 days to allow testimony from the Applicant, technical experts, and the public. A vote of Insubstantial would Approve the change.

Presentation: Ms. Rachna Balakrishna, attorney for the Applicant Chestnut Hill Investments LLC, explained the reason for the request to lift the blasting prohibition (Condition 25 of the ZBA Decision). Dense bedrock has contributed to a lengthy and impactful excavation process. The Applicant is willing to participate in a public hearing process to submit testimony from technical consultants and to address the status of the remediation of the site, a former gas station.

Discussion: The Board generally agreed that the proposed change was substantial and therefore a public hearing is necessary to address the community's concerns.

Voted The Board of Appeals determined unanimously in an administrative decision that the proposed change to the Comprehensive Permit for 1180 Boylston Street is Substantial pursuant to 760 CMR 56.07(4).

For the record:

The Town has 30 days to open a public hearing.

The Applicant agreed to extend the 30-day deadline to open the public hearing to Wednesday April 6.

The Applicant agreed to assume costs for independent technical peer reviewers, a Licensed Site Professional and a Blasting Expert, pursuant to M.G.L. c.44 Sec. 53G.

Submitted,
Maria Morelli, Senior Planner