

Minutes

Boylston Street Corridor Study Committee: Report Subcommittee

March 3, 2022 4:00PM
Held remotely via Zoom

Committee members (in attendance noted by Y/N):

John VanScoyoc, Chair	Y	Wendy Friedman	N	Tom Nally	Y
Rachna Balakrishna	Y	Joe Gaudino	N	Carlos Ridruejo	Y
Deborah Brown	Y	Wendy Machmuller	Y	Mark Zarrillo	Y

Staff & consultants present: Kara Brewton, Arran French

Meeting materials included: agenda, Presentation on Existing versus Proposed Zoning (Kara Brewton)

Guests included: Fred Perry, Harvey Willson, DJT, Anonymous Zoom User, Paul Saner, Frances Shedd-Fisher

Kara Brewton opened the meeting, noting that it was being held remotely on the Zoom platform due to COVID, and after checking that all participants' audio/video were working well, and Kara announced that the meeting was being recorded.

John Van Scoyoc, Committee Chair, discussed that the purpose of the meeting today is to get work done so a vote can be taken soon about taking this work to Town Meeting. Kara today will go through five to six areas of the corridor and pause for the Committee to vote on the approach for each.

Before starting, Wendy Friedman expressed concern about why the Committee isn't considering certain sites along the corridor. John suggested that she get in touch with James Carr to discuss the site in question with since he lives on this block.

Finalizing Corridor Plans: Zoning along Corridor

Kara's presentation breaks down current versus proposed zoning at various sites along the corridor.

Brookline Hills Overlay District

Kara's presentation highlights the proposed zoning requirements in this district, as well as the allowances created through the new zoning.

The Committee discussed how changing the number of stories or FAR would impact the financial feasibility for the impacted sites. The Committee also sought clarity about the parking requirements for structured parking. The Committee considered the impacts of combining parcels on the zoning feasibility. The Committee had significant disagreement about how creative to be about building FAR/height and whether to propose something to Town Meeting

that they know will be palatable versus proposing something that they know is financially feasible.

The Committee considered tools to achieve some of the more lofty goals charged to the Committee.

- **Move** to approve zoning for Madris Site with an allowable FAR of 3-3.5 and an allowable height up to six stories by roll call vote. Yes: WF, TN, RB, CR, WM, MZ, JVS; no: DB.
- **Moved** to approve zoning for Boylston Place with an allowable FAR of 3.0-3.5 and an allowable height up to six stories by roll call vote. Yes: TN, WF, RB, CR, WM, MZ, JVS; no: DB.
- **Moved** to approve zoning for Audi Car Dealership with an allowable FAR of 5.1 and an allowable height up to nine stories by roll call vote. Yes: RB, DB; No: TN, WF, CR, WM, MZ, JVS. **This motion failed.**
- **Moved** to approve zoning for the UHaul Site with an allowable FAR of 5.1 and an allowable height up to nine stories by roll call vote. Yes: RB, DB; No: WF, WM, MZ, CR, JVS. **This motion failed.**

The Committee took a straw vote on the following scenarios at the UHaul site:

- Who would prefer the outcome be 4.0 FAR for the UHaul site? Yes: WF, CR; No: TN, RB, DB, WM, MZ, JVS. **This straw vote failed.**
- Who would prefer the outcome be 3.5 FAR and a maximum of six stories for the UHaul site? Implication of a “no” vote on 3.5 is that the Committee will not touch the zoning for the UHaul site and the existing zoning would remain. Yes: WF, MZ, CR, JVS; No: TN, RB, DB, WM. **This straw vote failed.**

As a result of the two failed straw votes, the Committee decided to make no changes to zoning at the UHaul site.

- **Moved** to approve zoning for Audi Car Dealership with an allowable FAR of 3.5 and an allowable height of up to six stories by roll call vote. Yes: WF, TN, MZ, WM, CR, JVS; No: RB, DB.
- **Moved** to approve zoning for Valvoline/Dunkin’ Donuts with an allowable FAR of 3.5 and an allowable height of up to five stories by roll call vote. Yes: WF, WM, CR, RB, JVS; No: TN, DB, MZ.

Next Steps

The Committee will meet again next Wednesday, 3/9, from 5-6:30pm. Kara will share a PDF of today’s presentation, including slides not yet covered. Monday, the Committee will review the other section of the Boylston Corridor. The deadline to file for Town Meeting is Thursday, 3/10, at noon.

Closing

**Meeting adjourned at approximately 6:15 pm.