



# Town of Brookline Massachusetts

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## PLANNING BOARD

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

## BROOKLINE PLANNING BOARD MINUTES By Zoom Event April 28, 2021 – 8:30 a.m.

**Board Present:** Steve Heikin, Linda Hamlin, James Carr, Mark Zarrillo, 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/FACADE REVIEW CASES:

**1659 Beacon Street** – Signage and façade alteration for Mamaleh’s Delicatessen. Pct. 12

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

Alon Munzer (applicant) presented the proposed plans to the Board.

Mr. Heikin inquired about how the window panels would fold up.

The Board and applicant discussed the location of the proposed blade sign. The Board preferred locating the blade sign by the door.

The Board briefly discussed the chosen colors for the façade sign.

The applicant mentioned that the language on the signage might change somewhat.

**Mr. Heikin moved that the Planning Board approve the plans by Joe the Architect, dated 3/29/2021, 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 of Regulatory Planning or designee.**

- 2. The applicant shall submit final signage plans with mounting, color, and lighting details subject to the review and approval of the Assistant Director of Regulatory Planning or designee.**
- 3. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.**

**Ms. Hamlin seconded the motion. The Board voted 5-0 to approve the motion.**

**24 Webster Place** – Façade alteration for Boston Laser. Pct. 4

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

Henry Hamad (applicant) indicated that signage would be proposed at a later time. Mr. Hamad briefly presented the proposed plans.

The Board asked a few clarifying questions about the alterations.

**Mr. Heikin moved that the Planning Board approve the plans submitted by Centrepont Architects, dated April 17, 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 by the Assistant Director for Regulatory Planning or designee.**
- 2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.**

**Ms. Hamlin seconded the motion. The Board voted 5-0 to approve the motion.**

**1717 Beacon Street** – Signage for Star Market. Pct. 14

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

The Board briefly asked questions about the proposed signage and the operation of the DriveUp & Go feature.

**Mr. Heikin moved that the Planning Board approve the plans by i.d.sign Group, dated 3/11/2021, 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 of Regulatory Planning or designee.**

2. **A rheostat shall be installed, and sign lighting shall be allowed only during Star Market’s business hours.**
3. **Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.**

**Mr. Zarrillo seconded the motion. The Board voted 5-0 to approve the motion.**

**419 Harvard Street** – Signage and façade alteration for Far Out Ice Cream. Pct. 8  
Victor Panak briefly summarized the proposal and indicated that the Planning Department is supportive.

Bob Allen (attorney) presented the team and briefly introduced the proposed signage and façade alterations.

Drew Beja introduced the proposed business.

Brian Amaral provided the Board with a presentation of the proposed façade changes.

James Sobol provided the Board with a presentation of the proposed signage.

Ms. Hamlin felt that maybe there was too much signage.

The Board discussed the mural and expressed favorable opinions, but had concerns about when a mural goes from an artistic piece to a commercial advertisement.

Ms. Hamlin expressed support for the mural as proposed. Mr. Heikin and Mr. Hines agreed.

**Mr. Heikin moved that the Planning Board approve the design submitted 4/21/21 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 by the Assistant Director for Regulatory Planning or designee.**
2. **A rheostat shall be installed and sign illumination shall be limited to business hours.**
3. **Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.**

**Mr. Hines seconded the motion. The Board voted 5-0 to approve the motion.**

**147 Cypress Street** – Façade alteration for Rifrullo Café. Pct. 5

As the project architect, Mr. Carr recused himself from discussion and deliberation on this case

Colleen Suhanosky (applicant) provided the Board with an overview of the proposed plans.

James Carr presented the details of the proposal to the Planning Board.

**Mr. Heikin moved that the Planning Board approve the plans by James Carr, AIA, dated 3/24/2021, 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 of Regulatory Planning or designee.**
- 2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.**

**Mr. Hines seconded the motion. The Board voted 4-0 to approve the motion.**

**3) APPROVAL NOT REQUIRED PLANS**

**219 Gardner Road**

Victor Panak briefly summarized the reason for the proposed lot line adjustment.

Bob Allen (attorney) provided further detail on the request.

**Mr. Heikin moved that the Planning Board endorse the proposed Approval Not Required plan for 219 Gardner Road. Ms. Hamlin seconded the motion. The Board voted 5-0 to approve the motion.**

**4) OTHER BUSINESS**

**Discuss and Possibly Amend Major Impact Project Design Guidelines**

The Board discussed the scope and applicability of the guidelines and whether they should be altered. The Board also discussed how the Planning Department and Department of Public Works should proceed to require developers to provide counterbalancing amenities.

**The meeting was adjourned.**