



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 May 13, 2021 – 7:30 p.m.

Board Present: Mark Zarrillo, Linda Hamlin, Blair Hines, James Carr
Staff Present: Victor Panak

Mark Zarrillo opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

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

2) BOARD OF APPEALS CASE (Tentative Zoning Board of Appeals Hearing Date) and relevant Precinct:

73 Monmouth Street - Convert attic space to livable space and add rooftop deck requiring zoning relief for floor area ratio, height, and open space. (TBD) Pct. 1

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

Manolis Kellis (applicant) presented the proposed plans to the Planning Board.

Mr. Zarrillo asked about the height of the chimneys. Mr. Kellis stated he did not know the exact height but that that information could be provided.

Mr. Hines and Mr. Carr felt that additional plans needed to be submitted before the Board approved the project. Ms. Hamlin also suggested that the proposal may face some building code issues. The Board agreed that the applicant should return when thorough architectural plans are submitted. The applicant agreed.

The case was continued.

101 Sumner Road - Demolish existing two-family home and construct new two-family home requiring zoning relief for lot size, floor area ratio, setbacks, and open space. (TBD) Pct. 6

Victor Panak briefly summarized the project and indicated that the Planning Department is not supportive as proposed.

Scott Gladstone (attorney) briefly introduced the applicant team and the proposal and reviewed the zoning and legal issues that are applicable.

Henry Bobek (architect) provided the Board with a presentation of the proposed plans.

Mr. Carr asked about what space would be in the upper story of the detached garage. Mr. Bobek responded that there would be no usable space above the garage. Mr. Carr also asked about the square footage of each unit. Mr. Gladstone said the units would be slightly below 2,000 square feet.

Public Comment

Marilyn Newman, 118 Sumner Road, asked about how the proposal might interact with the sidewalk. Mr. Gladstone responded that the sidewalk would remain unchanged. Ms. Newman and the applicant continued to discuss clarifications of the plan and how the proposal would affect the public way.

Diane Sokal, 161 Cypress Street, requested that the applicant design the building to be fossil-fuel-free, be well-insulated, and include solar panels.

Ms. Hamlin stated she is opposed to the project. She felt that the design is objectionable and that it requires too much relief. She also stated that she is opposed to the location of parking spaces and its interaction with the building entrance.

Mr. Hines felt that the design needs some improvement and he could reluctantly support the project.

Mr. Carr stated that he does not particularly object to the proposal. He felt that the zoning relief requested is reasonable given the number of pre-existing nonconformities.

Mr. Zarrillo agreed with Mr. Carr in that the needed zoning relief is due primarily to the nature of the existing site and felt that it was not a good reason to deny the project. He felt that the parking could be improved. He wondered whether the garage could be shifted so that all four cars could be pulled further into the site. The Board and the applicant continued to discuss options for where to locate the required parking spaces. Mr. Zarrillo stated that he is uncertain about supporting the proposal.

Mr. Zarrillo moved to recommend approval of the site plan by Spruhan Engineering, P.C., dated 2/9/21, and architectural plans by Signature Designs Architecture, dated 4/16/21 and revised 5/13/21, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit final floor plans and elevations, stamped and signed by a registered architect, and a final site plan, stamped and signed by a registered engineer or land surveyor, to the Planning Board for review and approval.**
- 2. Prior to the issuance of a building permit, the applicant shall electronically submit a landscape plan that shows proposed counterbalancing amenities subject to approval by the Planning Board. The counterbalancing amenities must be executed in accordance with the approved plan.**
- 3. Prior to the issuance of a building permit, the applicant shall electronically submit to the Building Commissioner for review and approval a) the site plan, floor plans, and elevations displaying the approval stamp of the Assistant Director for Regulatory Planning; and b) evidence that the Board of Appeals decision has been obtained from the Town Clerk's office by the applicant or their representative and recorded at the Registry of Deeds.**

Mr. Hines seconded the motion. The Board voted (3-1) to approve the motion.

101 Monmouth Street (*Continued from 1-28-21*) – Modification of Variance #893 (9/5/1958) requiring 190 parking spaces to only requiring 75 spaces. (TBD) Pct. 1

Jeffrey Allen presented the updated plans and reviewed the reasons for the request.

Mr. Hines asked if the building adjacent to 101 Monmouth Street would be torn down and rebuilt or renovated.

Public Comments

Marilyn Koblan, 71 Monmouth Street, expressed opposition to the proposal on the grounds that the parking is needed.

Cathleen Cavell felt that the proposal needs more study and that the parking in the building is needed by the neighborhood.

The Board and applicant discussed whether the parking in the building was originally meant for residents in the neighborhood or for residents of the building.

Kristen Lindgren, 22 Medfield Street, expressed opposition to the proposal.

Dolores Boogdanian, 452 Park Drive, also expressed opposition to the proposal, feeling that the requested reduction in parking is excessive.

Board members discussed to what extent the construction in Boston should be taken into account in deciding on the case.

Marc Zimman, 77 Monmouth Street, expressed opposition on the grounds that reducing the parking requirement would exacerbate an existing parking shortage.

Sean Lynn-Jones, 53 Monmouth Street, emphasized that there is a parking shortage in the neighborhood and expressed opposition to the proposal. He also stated that the Town's only leverage on what could be built on the Boston side of the Town line was the parking requirement, which he believed should remain unchanged.

Mr. Carr encouraged the residents of the neighborhood to work with the Planning Department to identify what they want from the applicant and what would be an appropriate parking requirement.

Mr. Hines suggested that the Board could identify an appropriate parking requirement. Mr. Hines proposed a parking requirement of 1 per unit.

Board members continued to discuss how an appropriate parking ratio could be determined. Mr. Panak suggested requiring that the applicant hire a consultant.

Mr. Allen offered to provide an analysis on the parking required by zoning, by the Variance, and by current activities.

The case was continued.

3) OTHER BUSINESS

108 Centre Street – Presentation of plans for Comprehensive Permit (c. 40B) application and Board discussion of proposal.

Jennifer Dopazo Gilbert (attorney) briefly introduced the project and noted that the applicant was in the process of applying for a Project Eligibility Letter.

Rhonda Glyman (applicant) provided a presentation on the background of Hebrew Senior Life and their intentions for the 108 Centre Street site.

Janis Mamayek (architect) reviewed the location of the site and its surrounding context. She also presented preliminary architectural plans for the building.

Mr. Carr asked if the windows would be operable. Ms. Mamayek indicated they would be operable and likely triple-glazed.

Ms. Hamlin noted a resident letter that raised concerns with traffic and circulation in the neighborhood. Ms. Gilbert responded that the issue is being looked at by the applicant. Ms. Hamlin also felt that the architecture is a mishmash and could be simplified.

Mr. Carr agreed with Ms. Hamlin's comments on the architecture and added that the design might want to take solar exposure more into account.

Public Comment

Helen Lewis emphasized that expansions of Hebrew Senior Life's campuses need to focus more on the provision of parking.

4) APPROVAL OF MINUTES

Mr. Zarrillo moved to approve the minutes of 4/1/21. Ms. Hamlin seconded the motion. The Board voted 4-0 to approve the motion.

The meeting was adjourned.