



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 26, 2021 – 8:30 a.m.

Board Present: Steve Heikin, Linda Hamlin, James Carr, Mark Zarrillo.
Staff Present: Victor Panak

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

David Deininger, a candidate for the Planning Board, introduced himself and the Board had a brief discussion with him about the role of the Board and his background.

Mr. Heikin discussed Town Meeting action from the night before, specifically noting that Warrant Article 18 had failed despite the fact that it received more than a 51% majority vote.

2) SIGN/FAÇADE REVIEW CASES:

82 Boylston Street – Install new façade sign and new blade sign for Luxury Belle Studios

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

Ms. Hamlin stated that she supports the proposal.

Mr. Heikin asked about the window graphics (to be removed) and stated that the rendering is not exactly accurate in that the sign is not centered.

Mr. Heikin moved that the Planning Board approve the plans by Evolution Auto Designs, dated 4/23/21, 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 of Regulatory Planning or designee.**

2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

Ms. Zarrillo seconded the motion. The Board voted 4-0 to approve the motion.

1630 Beacon Street – Install new façade sign and window vinyl signage for Metro Cat Hospital

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

Edward Batten (applicant) provided the Board with a brief presentation of the proposed signage.

Mr. Heikin stated he agrees with the staff report that recommends reducing the width of the façade sign. Mr. Zarrillo agreed.

Ms. Hamlin also felt that the sign was too large, both in width and in length.

The Board discussed ways to reduce the sign size.

Mr. Carr suggested that the sign should include the same backing as other businesses in the building.

The Board continued the case.

1024 Commonwealth Avenue – Install new façade sign and blade sign and make small façade alterations for Mission

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

Jennifer Dopazo Gilbert (attorney) briefly presented the proposal and the design team.

Robert Spencer (applicant) provided the Board with a brief presentation of the proposed signage.

Mr. Heikin asked some clarifying questions about the front window ivy screen. Mr. Heikin raised concerns with the possibility that the storefront would be very dark at night. Mr. Spencer and Ms. Gilbert emphasized that some light would transmit through the ivy screen.

Mr. Zarrillo asked why the logo in the window needs to be illuminated. Mr. Spencer indicated that the logo does not need to be lit. The Board discussed whether the illumination is necessary or desirable.

The Board discussed some potential conditions or recommendations for revisions.

Mr. Heikin moved that the Planning Board approve the plans by The Sign Center, dated 4/8/21, and architectural plans by Ebbrell Architecture + Design, dated 4/22/21, 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 of Regulatory Planning or designee. The plans shall include an analysis of the scale of the window logo reviewed in comparison to the allowed window signage area from the Zoning By-law.**
- 2. A rheostat shall be installed, and sign lighting shall be allowed only during Mission's business hours.**
- 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 4-0 to approve the motion.

242 Harvard Street – Install new façade sign and make alterations to the façade for Prairie Fire (formerly Wood Fired Pizza)

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

Ray Thill (applicant) briefly summarized the proposal.

Mr. Carr asked for clarification on the oak planks.

Mr. Heikin asked about lighting. Mr. Thill stated that there is existing lighting at each spandrel.

Board members agreed that the oak at the base should be eliminated but felt that the oak panels in the soffit would be good.

Mr. Heikin moved that the Planning Board approve the plans by boston sign dated 5/17/21 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 of Regulatory Planning or designee. The plans shall not include the wood striping at the base of the business entrance.**
- 2. 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 4-0 to approve the motion.

The meeting was adjourned.