



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 June 17, 2021 – 7:30 p.m.

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

Steve Heikin opened the meeting.

1) PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Mr. Heikin briefly summarized the Zoning Board of Appeals meeting from 6/15/21 where the ZBA discussed the 83 Longwood Avenue 40B project.

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

15 Euston Street – Convert building from three-family dwelling to four-family dwelling requiring zoning relief for setbacks, open space, parking design, and affordable housing requirements. (6/24) Pct. 1

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

Jennifer Dopazo Gilbert (attorney) introduced the property owner and briefly summarized the proposal and necessary zoning relief.

Wesley Leung (applicant) discussed some details of the proposal.

Mr. Heikin asked about work that was recently done on the property. Mr. Leung explained that ongoing work is being done to make the basement habitable. Mr. Heikin asked that the front yard window well not be completed.

Board members and the applicant team continued to discuss what part of the plans are already permitted by an existing building permit and what additional changes are needed to accommodate the proposed conversion.

The case was continued.

52 Harrison Street – Extend an existing driveway requiring zoning relief for parking design. (6/24) Pct. 3

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

Evan Macosko (applicant) briefly reviewed his proposal and noted the support of his neighbors.

The Board had no comments or questions.

Mr. Heikin moved to recommend approval of the site plan by WDA Design Group, dated 6/3/21, subject to the following conditions:

- 1. Prior to the issuance of a building permit, the applicant shall electronically submit a final site plan, stamped and signed by a registered engineer or land surveyor, to the Assistant Director for Regulatory Planning 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 Assistant Director for Regulatory Planning. 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. Zarrillo seconded the motion. The Board voted 5-0 to approve the motion.

3) APPROVAL NOT REQUIRED PLANS

203-209 High Street

Jennifer Dopazo Gilbert (attorney) explained the proposed division of land.

Mr. Heikin moved to endorse the ANR plan. Mr. Zarrillo seconded the motion. The Board voted 5-0 to approve the motion.

4) APPROVAL OF MINUTES

Mr. Heikin moved to approve the minutes from 6-10-21. Mr. Oudens seconded the motion. The Board voted 4-0-1 to approve the motion.

The meeting was adjourned.