



Town of Brookline Massachusetts

Town Hall, Third Floor
333 Washington Street
Brookline, MA 02445
(617) 730-2130
www.brooklinema.gov

PLANNING BOARD

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

BROOKLINE PLANNING BOARD MINUTES By Zoom Event August 18, 2021 – 8:30 a.m.

Board Present: Steve Heikin, Blair Hines, Mark Zarrillo, Shelly Chipimo.
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

419 Harvard Street – Revise previously approved signage proposal to use internal illumination instead of halo lighting and add additional gooseneck lights.

Victor Panak briefly summarized the requested change to the approved plans.

August Radbill discussed the request modification and reviewed the reasons for the change.

Mr. Heikin requested some clarification on the mounting system for the sign. Adam Knauer provided the requested details.

Board members expressed support for the change.

Mr. Heikin moved to approve the revised design. Mr. Zarrillo seconded the motion. The Board voted 4-0 to approve the motion.

229 Washington Street – Install new façade sign for The Shared Tea.

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

Kevin Chen provided the Board with a brief presentation of the proposed façade sign.

Mr. Heikin and Mr. Zarrillo asked a few clarifying questions about the location of the storefront and the design/mounting of the sign.

Board members wanted to ensure that the sign panel would fit in the sign band.

Mr. Hines suggested that the sign might look better if it extended from one pier to the other. Other Board members seemed hesitant about that suggestion.

Mr. Heikin stated that he is comfortable with the current design, but felt that the sign could be a bit bigger to allow additional space between the business name and the graphic elements on either side. Other board members agreed.

Mr. Heikin moved to approve the plans submitted by Ray Signs, Awnings, Image, dated 7/31/21 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. Those plans shall show an extended version of the sign with more spacing between the business name and the graphic elements.**
- 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 4-0 to approve the motion.

3) FINAL DESIGN REVIEW

30 Webster Street – Revision to front yard landscape plan, pedestrian area, and vehicle drop-off for conversion to hotel and 8th floor addition. Pct. 10

Victor Panak briefly summarized the project and discussed the requested change to the approved plans.

Bob Allen (attorney) introduced the proposed changes.

Nalin Mistry provided the Board with a presentation of the revised plans.

Mr. Heikin felt that the changes would be better for the operation of the hotel. Mr. Heikin asked about the materials for the pavers/asphalt in the landscaped area. Mr. Heikin stated that the sidewalk along the drop-off area should be at least 4 feet wide. Mr. Mistry said it should be feasible. Mr. Heikin asked about the proposed use of the grassy patio area. Mr. Mistry said that it would have picnic tables. Mr. Heikin felt that the handicap accessibility could be improved. Mr. Zarrillo said he thinks that the handicap ramp does not meet code.

The Board generally agreed that the changes were not beneficial and that the area should be

redesigned to create more synergy between the various elements (ADA accessibility, landscaping, vehicular drop-off). Board members provided several suggestions for improvement.

Mr. Heikin moved to approve the changes only as they relate to the driveway entrance and drop-off area, including pervious pavers and a minimum 4-foot sidewalk. Mr. Hines seconded the motion. The Board voted 4-0 to approve the motion.

4) OTHER BUSINESS

Discussion of Planning Board Guidelines on Counterbalancing Amenities

Victor Panak indicated that the guidelines are undergoing review with the Department of Public Works and that the Board should wait for that input.

Mr. Heikin felt that the Guidelines are very good. Mr. Hines agreed and indicated he is very happy to hear that the DPW is weighing in. Mr. Zarrillo and Ms. Chipimo agreed.

Discussion of Planning Board Rules, Regulations, and Guidelines for Section 9.13 of the Town of Brookline Zoning By-law (fossil-fuel-free by-law)

Victor Panak indicated that the guidelines had been drafted in collaboration with the Legal Department, Building Department, and Regulatory Division. He also stated that the Board can adopt the guidelines even if they aren't perfect so that Section 9.13 can go into effect and then the Board can continue to refine the guidelines through the fall.

Mr. Heikin stated he would be prepared to adopt them subject to a few points of discussion.

Board members provided comments on the draft.

Public Comment

Paul Saner requested that the guidelines be revised to refer to the impracticality of a fossil-fuel-free project rather than financial burden.

Bob Allen objected to the process of the Planning Board in adopting the guidelines. He felt that additional time for public input should be provided.

The Board continued the discussion of the guidelines to their meeting on September 2, 2021.

The meeting was adjourned.