



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

January 23, 2017

The following petitions will be heard by the Zoning Board of Appeal on Monday, January 23, 2017 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **OLD BUSINESS:**

**Petition #16-58 11 44 Andersen Road** (Joseph Martone)

### **NEW PETITIONS:**

#### **Petition #16-53 120 Union Street**

Daddy's Dairy (John J. Minihan), 120 Union Street, Braintree, MA 02184 (Owner, Messina Commercial Properties) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2, 905 and 908 to install seven (7) neon window signs and accompanying window signage. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located at 120 Union Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2019, Plot 1D and contains a land area of +/- 18,120 sq. ft.

#### **Petition #16-59 529-535 Washington Street**

Jin Hui Loh, 175 Quincy Shore Drive, B-75, Quincy, MA 02170 (Property owner, 535 Washington Street, LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-407 and Article VIII to request relief from the off-street parking requirements for a proposed convenience store. The applicant seeks a permit, variance and/or finding that the proposed reconstruction is not more detrimental to the neighborhood. The property is located at 529-535 Washington Street, Braintree, MA 02184 and is within a General Business District Zone and a Residential B District Zone, as shown on Assessors Map 2029, Plot 3A, and contains a land area of +/- 8,712 sq. ft.

#### **Petition #16-60 7-11, 7R Independence Avenue**

Independence Avenue LLC, 115 Park Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 701 and 705 to construct a four to five story, 36 residential-unit building with 78 off-street parking spaces. The applicant seeks a permit, variance and/or finding that the proposed change will not be more detrimental to the neighborhood. The property is located at 7-11, 7R Independence Avenue, Braintree, MA 02184 and is within a General Business District Zone and a Commercial District Zone, as shown on Assessors Map 2068, Plots 01,18, 21, 22 and former private way, and contains a total land area of +/- 45,935 sq. ft.

#### **Petition #16-61 555 Pond Street**

A&M Family Limited Partnership, 555 Pond Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609, 701 and Article VIII to demolish existing 4,554 sq. ft. Dunkin' Donuts building w/accessory catering/food preparation and construct a 1,000 sq. ft. Dunkin' Donuts fast food establishment with drive-thru and ten (10) off-

street parking spaces. The applicant seeks a permit, variance and/or finding that the proposed change will not be more detrimental to the neighborhood. The property is located at 555 Pond Street, Braintree, MA 02184 and is within a Watershed Commercial District Zone, as shown on Assessors Map 1059, Plot 2, and contains a total land area of +/-12,526 sq. ft.

**Petition #16-62 15-17 Thayer Place**

Carmen Vella, Trustee Mauceri-Braintree Realty Trust, 16 Doris Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-402, 403, 407, 701, 705 and Article VIII to appeal the determination of the building inspector that the existing building occupancy is a two-family dwelling and/or change occupancy from a two family dwelling to a three family dwelling. The applicant seeks a permit, variance and/or finding that the proposed change will not be more detrimental to the neighborhood. The property is located at 15-17 Thayer Place, Braintree, MA 02184 and is within a Residential C Zoning District, as shown on Assessors Map 1009, Plot 33, and contains a total land area of +/- 7,019 sq. ft.

**APPROVAL OF MINUTES:**

Acceptance of December 27, 2016 Zoning Board of Appeals hearing minutes.

**OTHER BUSINESS:**

Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.