



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

February 23, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, February 23, 2016 at 7:00 P.M. at Town Hall, (Johnson Memorial Chambers, 2nd Floor) One JFK Memorial Drive, Braintree, Massachusetts 02184.

APPROVAL OF MINUTES:

Acceptance of January 26, 2016 Zoning Board of Appeals hearing minutes

OLD BUSINESS:

Petition #14-33 639 Washington Street (Bonnie Tan)

Petition #15-10 60-80 Campanelli Drive (Thayer Academy)

Petition #15-42 405 Commercial Street (Krishnakant Patel)

Petition #15-55 27 Woodedge Lane (Todd and Mary Ann Jackle)

Petition #15-60 64 Davis Road (Dung Nguyen)

NEW PETITIONS:

Petition #15-61 128 & 0 Town Street

BSC Partners, LLC & Town of Braintree, c/o Scott Lacy, Esq., 31 Cowell Street, Plainville, MA 02762 (owner of property, Town of Braintree) for relief from Bylaw requirements under Chapter 135, Articles IV, VI, VII and VIII to construct a 208,542 sq. ft. commercial recreation building, with a building footprint of 157,160 sq. ft., including accessory uses consisting of two (2) hockey rinks; an indoor swimming pool; an indoor multi-sport turf field; indoor work-out/training facilities; wellness/sports facilities; pro-shop; family fun area; food concessions, and office space. In addition, the proposal will provide new parking areas and related infrastructure improvements. The applicant seeks a permit, variance and/or finding that the proposed alteration will not be more detrimental to the neighborhood. The property is located at 128 and 0 Town Street, Braintree, MA 02184, and is within a Watershed Highway Business District Zone, as shown on Assessors Map 1042, Plot 01 & 02, and contains a land area of +/- 688,997 sq. ft.

Petition #16-01 31 Mann Street

Erin O'Brien and Peter Werner, 31 Mann Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609 and 701 to construct a 2.5 story attached garage addition with living space above. 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 31 Mann Street, Braintree, MA 02184 and is within a Watershed B District Zone, as shown on Assessors Map 1094, Plot 40, and contains a land area of +/- 8,179 sq. ft.

Petition #16-02 96 Prospect Street North

Brendan and Ellen Finn, 96 Prospect Street North, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to remove an existing rear deck and construct a new 660 sq. ft., two story addition. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 96 Prospect Street North, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2032, Plot 12, and contains a land area of +/- 4,417 sq. ft.

OTHER BUSINESS:

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