



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

February 27, 2017

The following petitions will be heard by the Zoning Board of Appeal on Monday, February 27, 2017 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS: **Petition #16-52 935-937 Granite Street** (Mark Jeske)

NEW PETITIONS:

Petition #16-63 17 Hollis Avenue

Patricia Nash-Power, 72 Brunswick Street, Quincy, MA 02170 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 601 and 701 to demolish portion of existing building and construct a 2.5 story addition (+/- 894.6 sq. ft. building footprint); addition would expand the pre-existing nonconforming two-family use. 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 17 Hollis Avenue, Braintree, MA 02184 and is within a Residential B District Zone and General Business District Zone, as shown on Assessors Map 2028, Plot 12 and contains a land area of +/- 5,864 sq. ft.

Petition #17-01 80 Town Street

Peter Maitland, 80 Town Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 609 and 701 to construct second floor addition (+/- 980 gross sq. ft.) and unfinished attic within the footprint of existing one-story, single family dwelling. 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 80 Town Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1039, Plot 65, and contains a land area of +/- 9,004 sq. ft.

Petition #17-02 170-180 Forbes Road

Walker Realty, LLC, 4 Lan Drive, Westford, MA 01886 (Owner, KW Braintree, LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install three (3) illuminated "110 Grill" wall signs (2' x 16'9", 5' x 5' and 8' x 8'). 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 170-180 Forbes Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2053B, Plot 2A and contains a total land area of +/- 191,064 sq. ft.

Petition #17-03 170-180 Forbes Road

KW Braintree, LLC, 304 Boston Post Road, Wayland, MA 01778 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install to install three (3) illuminated "Residence Inn Marriott" wall signs (1'8" x 25'9.75", 2'6" x 38'9" and 4'1.75" x 18'9.25). 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 170-180 Forbes Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2053B, Plot 2A and contains a total land area of +/- 191,064 sq. ft.

Petition #17-04 899 Washington Street

Steve Richmond, 93 Laurie Lane, Hanover, MA, 02339 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.1, 904.6 and 908 to install one (1) 4'9.5" x 14'5" illuminated "Richmond True Value" wall sign, two (2) 3' x 6' illuminated "Benjamin Moore" accessory signs and one (1) 3' x 8' rear accessory sign. 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 899 Washington Street, Braintree, MA 02184 and is within a General Business District Zone and Village Overlay District, as shown on Assessors Map 1011, Plot 039 and contains a total land area of +/- 17,728.92 sq. ft.

Petition #17-05 220 Wood Road

Widowmaker Brewing, 220 Wood Road, Unit C, Braintree, MA 02184 (Owner, WASA 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 brewery. 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 220 Wood Road, Unit C, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2053B, Plot 1F and contains a total land area of +/- 87,120 sq. ft.

Petition #17-06 71 Cleveland Avenue

Town of Braintree, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct a 2,400 sq. ft. rear addition to the existing Town of Braintree Council on Aging building. 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 71 Cleveland Avenue, Braintree, MA 02184 and is within an Open Space Conservancy District Zone, as shown on Assessors Map 2017, Plot 16, 17, 18 and 27 and contains a total land area of +/- 216,669 sq. ft.

Petition #17-07 111 Parkside Avenue

ABC, Inc., 82 Union Street, Quincy, MA 02169 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to modify approved plans pursuant to Zoning Board of Appeals decision case number 16-50, dated November 22, 2016; petitioner seeks to reduce approved roof pitch. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 111 Parkside Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2038, Plot 14, and contains a land area of 9,596 sq. ft.

APPROVAL OF MINUTES:

Acceptance of January 23, 2017 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.