



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

March 27, 2017

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

### OLD BUSINESS:

- Petition #16-53 120 Union Street** (Daddy's Dairy)
- Petition #16-63 17 Hollis Avenue** (Patricia Nash-Power)
- Petition #17-01 80 Town Street** (Peter Maitland)
- Petition #17-02 170-180 Forbes Road** (Walker Realty, LLC)
- Petition #17-03 170-180 Forbes Road** (KW Braintree, LLC)
- Petition #17-04 899 Washington Street** (Steve Richmond)
- Petition #17-05 220 Wood Road** (Widowmaker Brewing)
- Petition #17-06 71 Cleveland Avenue** (Town of Braintree)
- Petition #17-07 111 Parkside Avenue** (ABC, Inc.)

### NEW PETITIONS:

#### **Petition #17-08**

##### **4 Pantano Street**

Robert M. Boudreau, 4 Pantano Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to demolish existing one story, single family dwelling (+/- 1,310 sq. ft. building footprint) and construct new 2.5 story, single family dwelling (+/- 1,508 sq. ft. building footprint); proposed 42' x 6' front farmer's porch will encroach into the front yard setback. 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 4 Pantano Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3064, Plot 19, and contains a land area of +/- 7,937 sq. ft.

#### **Petition #17-09**

##### **0, 429, 431, 441 and 445 Quincy Avenue, 0 and 45 Columbia Terrace and 0 Patten Avenue**

Quirk Jeep Chrysler Dodge Ram and K Spillane LLC, c/o Daniel J. Quirk, 444 Quincy Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install three (3) internally illuminated automotive wall signs (17' x 3'3.25", 12'1" x 4'10" and 12'1.75" x 3'), two (2) internally illuminated automotive service related wall signs (20'11.75" x 2'11.25" and 9'2.25" x 2'3.625"). The applicant seeks a variance that the proposed alteration is not more detrimental to the neighborhood. The property is located at 0, 429, 431, 441 and 445 Quincy Avenue, 0 and 45 Columbia Terrace and 0 Patten Avenue, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 3046, Plot 4, 4A, 5, 5A,13,14 and Assessors Map 3047 Plot 72, 69, 85 and contains a total land area of +/- 13 acres.

**Petition #17-10**  
**120 Stetson Street**

Thanh Pham, 127 High Street, Clinton, MA 01510 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to convert existing 1.5 story dwelling to a 2.5 story dwelling; all construction/additions to be within the existing building footprint (+/- 880 sq. ft.). 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 Stetson Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3024, Plot 21 and contains a land area of +/- 5,580 sq. ft.

**Petition #17-11**  
**55 Howie Road**

ABC, Inc., 82 Union Street, Quincy, MA 02169 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct first and second floor additions that would expand the building footprint from +/- 2,122 sq. ft. to +/- 2,560 sq. ft. 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 55 Howie Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2061, Plot 24, and contains a land area of +/- 11,800 sq. ft.

**APPROVAL OF MINUTES:**

Acceptance of February 27, 2017 Zoning Board of Appeals hearing minutes.

Acceptance of January 23, 2017 Zoning Board of Appeals hearing minutes.

Acceptance of March 13, 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.