



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

June 28, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, June 28, 2016 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS:

Petition #15-61 128 & 0 Town Street (BSC Partners, LLC & Town of Braintree)

Petition #16-11 220 Forbes Road (Bart Steele c/o Viewpoint Sign & Awning)

NEW PETITIONS:

Petition #16-16 100 River Street

Gary Gabriel, 10 Sheffield Drive, Braintree, MA 02184, (owner, Life Resources, Inc., 66 Brooks Drive, Braintree, MA 02184) for relief from Bylaw requirements under Chapter 135, Sections 403, 407, 701, and 808 to demolish existing building and construct a new building within the same footprint containing three contractor bays. 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 100 River Street, Braintree, MA 02184 and is within a Commercial District Zone, as shown on Assessors Map 2001, Plot 6, and contains a land area of +/-10,100 sq. ft.

Petition #16-17 68 Kimball Road

William Mason, 68 Kimball Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to construct a 13 ft. x 25.6 ft. one-story addition, 6.1 ft. from the side yard lot line. 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 68 Kimball Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1087, Plot 14, and contains a land area of +/- 13,000 sq. ft.

Petition #16-18 16 Park Avenue

Ryan Atkinson, 16 Park Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 609 and 701 to remove an existing breezeway and garage; construct an attached garage with master bedroom above (28'10" x 24') and new full second story (26' x 38'10"). 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 16 Park Avenue, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1080, Plot 59, and contains a land area of +/- 11,668 sq. ft.

Petition #16-19 44 Judson Street

John McDonough, 44 Judson Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to construct a new 7 ft. x 5 ft. front foyer within the front yard setback and to construct a 12 ft. x 5 ft. two-story addition within the existing

footprint. 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 44 Judson Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2036, Plot 38, and contains a land area of +/- 5,554 sq. ft.

Petition #16-20 15 Ash Street

Paul Tedesco, 15 Ash Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to construct a new 10 ft. x 15 ft., one story rear addition, within the existing footprint. 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 15 Ash Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2029, Plot 10, and contains a land area of +/- 5,500 sq. ft.

Petition #16-21 15 Old Country Way

Keith and LeeAnn Dionne, 15 Old Country Way, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407, 609 and 701 to construct an 18 ft. x 42 ft. second story addition above an existing garage and dwelling. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 15 Old Country Way, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1057, Plot 11, and contains a land area of +/- 7,920 sq. ft.

Petition #16-22 200 Grossman Drive

Batten Bros. Sign Advertising, 893 Main Street, Wakefield, MA 01880 (owner, Michael Fainer c/o Seritage Growth Properties) for relief from Bylaw requirements under Chapter 135, Sections 407 and 904.2 to construct a 20 ft. x 10 ft. halo lit wall sign displaying Sak's Fifth Avenue/Off 5th. 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 200 Grossman Drive, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2019, Plot 4-1, and contains a land area of +/- 34.36 acres.

Petition #16-23 28 Massachusetts Avenue

Barry and Erica Newell, 28 Massachusetts Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 609 and 701 to construct a new two story addition (26.2 ft. x 21.5 ft. approximate footprint), 13.1 ft. from the front yard setback. 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 28 Massachusetts Avenue, Braintree, MA 02184 and is within a Watershed Residential B District Zone, as shown on Assessors Map 1080, Plot 37, and contains a land area of +/- 7,479 sq. ft.

APPROVAL OF MINUTES:

Acceptance of May 24, 2016 Zoning Board of Appeals hearing minutes.

OTHER BUSINESS:

Executive Session pursuant to G.L. c. 30A, Section 21(a)(3), "To discuss strategy with respect to...litigation if an open meeting may have a detrimental effect on the...litigating position of the public body and the chair so declares" pertaining to the matter of McIntyre v. Braintree ZBA, et al., Land Court Case No. 14-MISC-481417 (RBF).

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