



# **BOARD OF APPEAL UNDER THE ZONING BY - LAW**

BRAINTREE, MASSACHUSETTS

## **AGENDA**

**March 26, 2018**

The following petitions will be heard by the Zoning Board of Appeal on Monday, March 26, 2018 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **OLD BUSINESS:**

#### **Petition #17-43**

**290 Wood Road (K. Ingber, Tr. Wood Road Nominee Trust and Wood Road Realty LLD)**

#### **Petition #17-46**

**18 Ellsworth Street (William Wong)**

#### **Petition #17-62**

**350 Granite Street (Foxrock Properties LLC)**

### **NEW PETITIONS:**

#### **Petition #18-04**

##### **48 Norfolk Road**

Christopher R. Hood, 48 Norfolk Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct two-story, in-law addition (+/- 895 sq. ft. building footprint) and convert rear one-story sun/storage room to additional kitchen space (11.5'x16.6') and new deck (11.5'x10'); two-story addition would encroach into the front yard setback. 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 48 Norfolk Road, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 3029, Plot 2327, and contains a land area of +/- 13,470 sq. ft.

#### **Petition #18-05**

##### **66 Trefton Drive**

George and Grace McGrath, 66 Trefton Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct one-story rear addition (15.25' x 13.75') with deck (12'x8') that would encroach further into the front yard setback. The applicant seeks a permit, variance and/or finding that the proposed project is not more detrimental to the neighborhood. The property is located at 66 Trefton Drive, Braintree, MA 02184 and is within a Residential B District Zone as shown on Assessors Map 3043, Plot 22 and contains a land area of +/- 5,552 sq. ft.

#### **Petition #18-06**

##### **205 Jefferson Street**

Thomas and Ann York, 205 Jefferson Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 609 and 701 to construct two-story rear addition that would maintain pre-existing nonconforming right side 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 205 Jefferson Street, Braintree, MA 02184 and is within a Watershed Residence B

District Zone, as shown on Assessors Map 1047, Plot 12 and contains a land area of +/- 7,150 sq. ft.

**Petition #18-07**

**1 Rockdale Street**

I.D. Sign Group, Inc., 9 Bristol Drive, South Easton, MA 02375 (Property Owner: Flatley 06 LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.2 and 908 to install 35.5" x 136" illuminated "Envision Bank" wall sign. 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 1 Rockdale Street, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2057, Plot 7, and contains a land area of +/- 24,750 sq. ft.

**Petition #18-08**

**374 Washington Street**

I.D. Sign Group, Inc., 9 Bristol Drive, South Easton, MA 02375 (Property Owner: Braintree Co-op Bank) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 613, 904.1 and 908 to install 37.25" x 64.5" "South Shore Bank" wall sign. 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 374 Washington Street, Braintree, MA 02184 and is within a General Business District Zone/Village Overlay Zoning District, as shown on Assessors Map 2024, Plot 26, and contains a land area of +/- 28,335 sq. ft.

**Petition #18-09**

**286 Quincy Avenue**

Charles Raz c/o Signs Now, 71 Bridge Street, PO Box 184, Pelham, NH 03076 (Property Owner: 2178 LLC) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 904.1 and 908 to install four illuminated/non-illuminated wall signs totaling +/-134 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 286 Quincy Avenue, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 3051, Plot 14, and contains a land area of +/- 2.4 acres.

**Petition #18-10**

**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, Sections 135-407, 609 and Article VIII for relief from the off-street parking requirements for a multi-purpose athletic center (87,710 sq. ft. building footprint). 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.

**APPROVAL OF MINUTES:**

Acceptance of February 26, 2018 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.