

1. 6:15 P.M. Committee On Ordinance & Rules

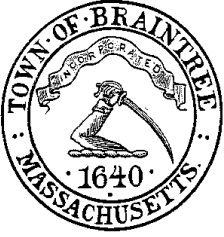
Documents:

[18 SEPT 5 ORDINANCE AND RULES AGENDA.PDF](#)

- 1.1. 6:15 PM Committee On Ordinance & Rules

Documents:

[18 SEPT 5 OR MEETING.PDF](#)



# **Braintree Town Council Committee on Ordinance & Rules**

One JFK Memorial Drive  
Braintree, Massachusetts 02184

## **MEMBERS**

Sean Powers, Chairman  
David Ringius, Vice-Chairman  
Charles Kokoros, Member  
Timothy Carey, Member

## **AGENDA**

**Wednesday, SEPTEMBER 5, 2018**

**Starting Time – 6:15 p.m.**

**Cahill Auditorium, Town Hall**

**Pledge of Allegiance**

**Moment of Silence**

**Roll Call**

**Approval of Minutes**

- July 9, 2018

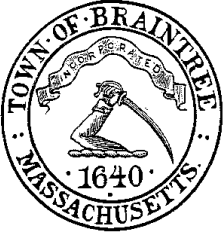
**New Business**

- 18 041 Rezone: Adams Street Enterprises, LLC or take up any action relative thereto

**Old Business**

- None

**Adjournment**



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Braintree, Massachusetts 02184

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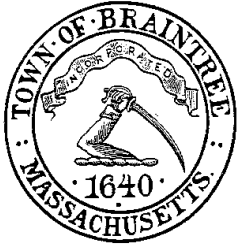
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- 18 041 Rezone: Adams Street Enterprises, LLC or take up any action relative thereto

**Old Business**

- None

**Adjournment**



# Braintree Town Council Committee on Ordinance & Rules

One JFK Memorial Drive  
Braintree, Massachusetts 02184

## MEMBERS

Sean Powers, Chairman  
David Ringius, Jr, Vice- Chairman  
Charles Kokoros, Member  
Timothy Carey, Member

## July 9, 2018 MINUTES

A meeting of the Committee on Ordinance & Rules was held in the Johnson Chambers on Monday, July 9, 2018 beginning at 7:03pm.

Chairman Powers was in the Chair.

Clerk of the Council, Susan Cimino conducted the roll call.

Present: Sean Powers, Chairman  
Charles Kokoros, Member  
Timothy Carey, Member  
David Ringius, Jr, Vice- Chairman

Also Present: Joseph Reynolds, Chief of Staff

There was a moment of silence for all those serving in our armed services, past and present, and the meeting was opened with the pledge of allegiance to the flag.

### Approval of Minutes

#### • June 5, 2018

**Motion:** by Councilor Kokoros to approve minutes of June 5, 2018

**Second:** by Councilor Carey

**Vote:** For (3 - Powers, Kokoros, Carey), Against (0), Absent (0), Abstain (1 - Ringius)

### New Business

- 18 029 Mayor: Amendments to the Zoning Ordinances and the General Ordinances to Create a Planning Board Associate Member Position or take up any action relative thereto

MOTIONS read by Council Kokoros for favorable recommendation to the full Council:

(1)

**Amendment to the Zoning Ordinances**

**MOTION:** That the Town Council vote to amend the Town’s Zoning Ordinances, Article V – Special Permits, Section 135-501, to read as follows, by adding the words shown in **bold**:

“§135-501. Special permit granting authority (SPGA)

The special permit granting authority (SPGA) shall be the Braintree Planning Board. **The Planning Board shall consist of five members and one associate member, appointed by the Mayor, as provided by Section 2.770.010 of the General Ordinances. The Planning Board Chair shall designate the associate member to sit on the Planning Board for the purpose of acting on a special permit application or site plan review, in the case of absence, inability to act, or conflict of interest on the part of a member of the Planning Board, or in the event of a vacancy on the Planning Board.”**

**Motion:** by Councilor Kokoros to recommend favorable action to the full Council on Order 18 029(1)

**Second:** by Councilor Ringius

**Vote:** For (4 - Powers, Kokoros, Carey, Ringius), Against (0), Absent (0), Abstain (0)

(2)

**Amendment to the General Ordinances**

**MOTION:** That the Town Council vote to amend the Town’s General Ordinances, Chapter 2.770 “Planning Board”, Section 2.770.010, to read as follows, by adding the words shown in **bold**:

“2.770.010. Establishment

There shall be a Planning Board of the Town which shall consist of five members **and one associate member** appointed by the Mayor, pursuant to MGL c. 41, §81A **and c. 40A, §9**, who shall serve without pay. The Mayor shall designate one of the Board members to serve as Chair, and the members shall choose one of the members as Vice Chair, Clerk, and/or Secretary. **The associate member shall be eligible to participate solely on matters in which the Planning Board is acting as the special permit granting authority under the Town’s Zoning Ordinances.”**

**Motion:** by Councilor Kokoros to recommend favorable action to the full Council on Order 18 029(2)

**Second:** by Councilor Ringius

**Vote:** For (4 - Powers, Kokoros, Carey, Ringius), Against (0), Absent (0), Abstain (0)

### **Old Business**

- None

It was unanimously voted to adjourn the meeting at 7:16 p.m.

Respectfully submitted,  
Susan M. Cimino  
Clerk of the Council

### **Documents provided for Meeting**

- 18 029 Mayor: Amendments to the Zoning Ordinances and the General Ordinances to Create a Planning Board Associate Member Position or take up any action relative thereto

**Carl R. Johnson III**  
*Attorney at Law*  
45 Braintree Hill Office Park – Suite 200  
Braintree, Massachusetts 02184

Telephone: (781) 848-0800

Facsimile: (781) 971-5192  
E-Mail: crjohnson@crj-law.com

July 31, 2018

**AMENDED APPLICATION  
COUNCIL ORDER #18-041**

Charles B. Ryan, President  
Braintree Town Council  
c/o Office of the Town Council  
Braintree Town Hall  
1 JFK Memorial Drive  
Braintree, MA 02184

RECEIVED TOWN CLERK  
BRAINTREE, MA  
2018 AUG -1 PM 12:38

Re: Petition to Rezone Land  
Premises: Property Location Approximately 16.158 acres of land located off Adams and Arnold Streets zoned General Business owned by Adams Street Enterprises, LLC  
Assessors  
Reference: Map and Plot: 2008 0 3B; 2008 0 4; 2008 0 4A; 2008 0 6; 3014 0 1D; 3014 0 1C; and 3013 0 58  
Petitioner: Adams Street Enterprises, LLC

Dear President Ryan:

Please find enclosed a petition to change the zoning classification of the above-referenced property from General Business District to Commercial District submitted in accordance with Procedure for Rezoning Applications promulgated by the Town Council. The following is submitted in support of the request by Adams Street Enterprises, LLC:

1. Completed Town of Braintree Application for Rezoning Worksheet
2. Three copies of a Plan of Compilation of Land identifying the land area and Map and Plot to be rezoned;
3. The legal description for the property to be rezoned;
4. Three written copies of a narrative that identifies the proposed zoning classification change, addressing:
  - a) Existing zone classification;
  - b) Reason for the proposed zoning change; and

Charles B. Ryan, President  
July 31, 2018  
Page 2

- c) Public benefits to the general area and community.
- 5. A certified list of abutters with three hundred (300) feet of the property proposed to be rezoned (Article XV Zoning Amendments – Braintree Zoning Ordinance - §135-1501 Amendments;
- 6. Two sets of addressed stamped envelopes of all abutters, planning boards of adjacent communities, Massachusetts Department of Housing and Community Development (DHCD) and Metropolitan Area Planning Council.
- 7. The application is submitted by the property owner to be affected by the proposed change in zoning classification.

We hope that you will find the application to be complete and sufficiently detailed to process the Council Order in accordance with the General Laws and Town Zoning Amendment Provisions.

Submitted this 31st day of July, 2018.



Carl R. Johnson III, Attorney  
for Adams Street Enterprises, LLC

cc: George Lang  
Adams Street Enterprises, LLC

RECEIVED TOWN CLERK  
BRAintree, MA  
2018 AUG -1 PM 12:38



AMENDED  
WRITTEN NARRATIVE  
COUNCIL ORDER #18-041

RECEIVED TOWN CLERK  
BRANTFORD, PA  
2018 AUG -1 PM 12:38

INTRODUCTION

The petition submitted by Adams Street Enterprises LLC is to change the zoning classification from General Business District to Commercial District for 16.158 acres of land, the same property rezoned from Industrial District (now Commercial District) and one lot from Residence B to General Business District by Article 74 of the April 2, 1974 Annual Town Meeting.

The property subject to the zoning change is shown on Plan entitled, "PLAN OF COMPILATION OF LAND", dated April 25, 2018, revised 5-29-2018 being two sheets, filed in the Norfolk Registry of Deeds on 6-14-2018 in Plan Book 670, Pages 37 and 38 (the "Rezone Exhibit Plan").

I. Existing Zoning Classification

Existing zoning classification for the 16.158, acres is General Business District, as shown on the Rezone Exhibit Plan. The property was formerly operated by A. Graziano, Inc. as a concrete batch plant. The property subject to the zoning change contains 16.158 acres of land. See Exhibit 1 attached.

Article 74 of the April 1974 Annual Town Meeting changed the zoning classification from Industrial District to General Business District and 8-10 Arnold Street (Assessors MAP 2008 Plot 4D) from Residence B to General Business District. See Exhibit 2 attached.

II. Why is the Rezone Sought?

1. To restore uniformity of zoning consistent with surrounding zoning classifications and land uses;
2. The rezoning by Town Meeting in 1974 – although petitioned by the landowner resulted a use classification different from the majority of surrounding properties;
3. The rezoning will assist the Town in promoting the uniformity requirements of G.L. Chapter 40A or furthering a comprehensive zoning plan; and
4. Rezoning promotes the public welfare and purposes of the Zoning Act.

III. Public Benefits to General Area and the Community

1. Rezoning to Commercial District of the 16.158 acre site restores a uniformity of zoning of the property consistent with the majority of adjacent land use. The change in zoning classification will result in a coherent and consistent zoning district that will promote potential enhanced tax revenues, future employment and business opportunities consistent with the use of surrounding properties.

RECEIVED TOWN CLERK  
BRANTREE, MA  
2018 AUG -1 PM 12:39

# 1 8 - 0 4 1



# Department of Planning and Community Development

Melissa M. SantucciRozzi, Assistant Director  
1 JFK Memorial Drive – Braintree, Massachusetts 02184  
Phone: 781-794-8234 Fax: 781-794-8089

Joseph C. Sullivan  
Mayor

## PLANNING BOARD

Robert Harnais, Chair  
Erin V. Joyce, Vice Chair  
Darryl Mikami, Clerk  
James N. Downey, Member  
Phillip J. Baker, Member

To: Council President Charles B. Ryan and Councilors  
From: Christine Stickney, Director of Planning and Community Development  
Date: August 15, 2018  
Re: Town Council Order #18-041- Rezone of property at Adams/Arnold Street (former Graziano site)  
Assessors Map 2008 Plots 3B, 4, 4A & 6 Assessors Map 3014 Plots 1C and1D  
Assessors Map 3013 Plot 58

The Braintree Planning Board held a public hearing on **August 14, 2018** on the above request for rezone. The proposed Council Order #18-041 was presented by Attorney Carl Johnson on behalf of the property owners. The general public provided testimony on the proposed rezone at the public hearing. The public hearing was then closed and the Planning Board voted to recommend **favorable action** to the Town Council on Order #18-041 as per the June 19, 2018 & July 31, 2018 letters of Carl R. Johnson, sponsor on behalf of Adams Street Enterprises, LLC.

The Planning Board voted as follows:

	<u>In Favor</u>	<u>Opposed</u>
Robert Harnais, Chair		Not Present
Erin V. Joyce, Vice-Chair		Absent
Darryl Mikami, Clerk	X	
James N. Downey, Member	X	
Phillip J. Baker, Member	X	

RECEIVED TOWN CLERK  
218 AUG 21 PM 1:22

Attachments  
File: TCO #18-041

LEGAL DESCRIPTION

The land, with buildings located thereon, situated in the Town of Braintree, Norfolk County, Massachusetts, as shown on the plan entitled "PLAN OF COMPILATION OF LAND" dated April 25, 2018, revised May 29, 2018, two sheets filed in the Norfolk County Registry of Deeds in Plan Book 670, pages 37 and 38, more particularly described as follows:

Beginning at the southwesterly corner of the herein described parcel, more particularly at the intersection of the northerly sideline of the Massachusetts Bay Transportation Authority layout and the easterly sideline of Arnold St, thence;

- N 08°-01'-54" W                      A distance of six hundred seventy-nine and 11/100 (679.11') feet along the easterly sideline of Arnold Street to a point on the southerly sideline of Adams Street, thence;
- S 85°-22'-39" E                      A distance of two hundred fifty-four and 75/100 (254.75') feet along Adams Street, to a point, thence;
- S 08°-54'-11" E                      A distance of eighty-two and 02/100 (82.02') feet, to a point, thence;
- S 69°-34'-30" E                      A distance of one hundred thirty-seven and 00/100 (137.00') to a point, thence;
- S 01°-25'-40" E                      A distance of fifteen and 00/100 (15.00') feet to a point, thence;
- S 58° -15'-21" W                    A distance of thirty-eight and 8/10 (38.8') feet more or less to a point on the southerly bank of the Monaquot River, thence;
- Easterly                                A distance of seven hundred seventy-eight and 3/10 (778.3') feet along the southerly bank of the Monaquot River, to a point, thence;
- N 04°-10'-49" W                    A distance of twenty-five (25.0') feet more or less to a point on the northerly bank of the Monaquot River, thence;
- Easterly                                A distance of fifty-two and 9/10 (52.9') feet more or less along the northerly bank of the Monaquot River, to a point, thence;
- N 03°-26'-21" E                    A distance of two hundred forty-eight and 9/10 (248.9') feet more or less, to a point of curvature, thence;
- Northerly to westerly              By a curve to the left having a radius of five and 00/100 (5.00') feet, an arc length of seven and 85/100 (7.85') feet, to a point on the southerly sideline of Adams Street, thence;
- S 86°-33'-39" E                    A distance of fifty and 00/100 (50.00') feet along the southerly sideline of Adams Street, to a point, thence turning and running;

2018 AUG 28 AM 11:34

REGISTRY OF DEEDS  
NORFOLK COUNTY  
MASSACHUSETTS

- Westerly to Southerly By a curve to the left having a radius of five and 00/100 (5.00') feet, an arc length of seven and 85/100 (7.85') feet, to a point of tangency, thence;
- S 03°-26'-21" W A distance of two hundred fifty-two and 59/100 (252.59') to a point, thence;
- S 59°-27'-42" E A distance of twenty-three and 00/100 (23.00') feet to a point, thence;
- S 84° -04'-59" E A distance of five hundred eighty-six and 25/100 (586.25') feet to a point, thence;
- N 08°-50'-31" E A distance of twenty-four and 00/100 (24.00') to a point, thence;
- S 44°-00'-59" E A distance of one hundred eighty-nine and 42/100 (189.42') feet to a point, thence;
- S 30° -14'-48" E A distance of one hundred fifty-nine and 89/100 (159.89') feet to a point, thence;
- S 45°-52'-41" E A distance of seventy-two and 40/100 (72.40') to a stone bound with drill hole on the northerly sideline of land of Massachusetts Bay Transportation Authority, thence;
- N 86°-26'-01" W A distance of five hundred forty-six and 35/100 (546.35') feet to a stone bound with drill hole marking a point of curvature, thence;
- Westerly By a curve to the left having a radius of five thousand seven hundred seventy- nine and 15/100 (5779.15') feet, an arc length of four hundred fifty-eight and 44/100 (458.44') feet, to a point of tangency, thence;
- S 89° -01'-17" W A distance of thirty and 69/100 (30.69') feet to a point, thence;
- N 02°-38'-43" W A distance of eight and 25/100 (8.25') feet to a point, thence;
- S 89° -01'-17" W A distance of seven hundred seventy-one and 66/100 (771.66') feet, through a stone bound with drill hole to the point of beginning, the previous five courses running along land of the Massachusetts Bay Transportation Authority.

2018 AUG 28 AM 11:34

RECEIVED TOWN CLERK  
TOWN OF BOSTON

The above described parcel contains a total area of 703,860 square feet more or less or 16.158 acres.

**ORDER #18-041**

**Town of Braintree: Application for Rezoning – Worksheet**

**SECTION TO BE COMPLETED BY PETITIONER**

<u>Petitioner</u>	<u>Contact/Billing Information</u>
Name: <u>Adams Street Enterprises, LLC</u>	Name: <u>Carl R. Johnson III</u>
Address: <u>288 Grove Street, Suite 128 Braintree, MA 02184</u>	Address: <u>45 Braintree Hill Office Park, Suite 200</u>
Phone: <u>617-513-1345</u>	Phone: <u>781-848-0800</u>
Email: <u>george.lang12@gmail.com</u>	Email: <u>crjohnson@crj-law.com</u>
	If same as petitioner, write "same"

**\*Petition Submitted By:** *[Signature]*

\* M.G.L. Chapter 40A Section 5/Attorney General's Handbook: Petitioner who can initiate submissions for adoption and or changes to the zoning bylaws include City/Town Council, board of Appeals, Planning board, Property Owner (not a tenant or lessee), 10 registered voters, Regional Planning Agency, Municipal Charter/Enabling Legislation.

Date Received

2010 JUN 19 PM 3:55

Date & Time Stamp

RECEIVED TOWN CLERK  
BRAINTREE, MA

**Carl R. Johnson III**

*Attorney at Law*

*45 Braintree Hill Office Park – Suite 200*

*Braintree, Massachusetts 02184*

*Telephone: (781) 848-0800*

*Facsimile: (781) 971-5192*

*E-Mail: crjohnson@crj-law.com*

June 19, 2018

Charles B. Ryan, President  
Braintree Town Council  
c/o Office of the Town Council  
Braintree Town Hall  
1 JFK Memorial Drive  
Braintree, MA 02184

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BRAINTREE, MA  
2018 JUN 19 PM 3:55

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Premises: Property Location Approximately 16.158 acres of land located off Adams and Arnold Streets zoned General Business owned by Adams Street Enterprises, LLC  
Assessors  
Reference: Map and Plot: 2008 0 3B; 2008 0 4; 2008 0 4A; 2008 0 6; 3014 0 1D; 3014 0 1C; and 3013 0 58  
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  - a) Existing zone classification;
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  - c) Public benefits to the general area and community.

Charles B. Ryan, President

June 19, 2018

Page 2

5. A certified list of abutters with three hundred (300) feet of the property proposed to be rezoned (Article XV Zoning Amendments – Braintree Zoning Ordinance - §135-1501 Amendments;
6. Two sets of addressed stamped envelopes of all abutters, planning boards of adjacent communities, Massachusetts Department of Housing and Community Development (DHCD) and Metropolitan Area Planning Council.
7. The application is submitted by the property owner to be affected by the proposed change in zoning classification.

We hope that you will find the application to be complete and sufficiently detailed to process the Council Order in accordance with the General Laws and Town Zoning Amendment Provisions.

Submitted this 19<sup>th</sup> day of June, 2018.



\_\_\_\_\_  
Carl R. Johnson III, Attorney  
for Adams Street Enterprises, LLC

cc: George Lang  
Adams Street Enterprises, LLC

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LEGAL DESCRIPTION (PARCELS I-VII, IX)

The land, with buildings located thereon, situated in the Town of Braintree, Norfolk County, Massachusetts, more particularly described as follows:

Beginning at the southeasterly corner of the herein described parcel, more particularly at the intersection of the northerly sideline of the Massachusetts Bay Transportation Authority layout and the westerly sideline of Arnold Street; thence

N 08°-01'-54" W	A distance of six hundred seventy-nine and 11/100 (679.11') feet along the westerly sideline of Arnold Street to a point on the southerly sideline of Adams Street, thence;
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S 69°-34'-30" E	A distance of one hundred thirty-seven and 00/100 (137.00') to a point, thence;
S 01°-25'-40" E	A distance of fifteen and 00/100 (15.00') feet to a point, thence;
S 58° -15'-21" W	A distance of thirty-eight and 8/10 (38.8') feet more or less to a point on the southerly bank of the Monaquot River, thence;
Westerly	A distance of seven hundred seventy-eight and 3/10 (778.3') feet along the southerly bank of the Monaquot River, to a point, thence;
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N 03°-26'-21" E	A distance of two hundred forty-eight and 9/10 (248.9') feet more or less, to a point, thence;
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S 86°-33'-39" E	A distance of fifty and 00/100 (50.00') feet along the southerly sideline of Adams Street, to a point of curvature, thence;
Southwesterly	By a curve to the left having a radius of five and 00/100 (5.00') feet, an arc length of seven and 85/100 (7.85') feet, to a point, thence;
S 03°-26'-21" W	A distance of two hundred fifty-two and 59/100 (252.59') to a point, thence;
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S 89° -01'-17" W	A distance of seven hundred seventy-one and 66/100 (771.66') feet, the previous five courses running along land of the Massachusetts Bay Transportation Authority to the point of beginning.

The above described parcel contains a total area of 703,860 acres more or less or 16.158 acres.

---

## WRITTEN NARRATIVE

INTRODUCTION

The petition submitted by Adams Street Enterprises LLC is to change the zoning classification from General Business District to Commercial District for 16.158 acres of land that is the same property rezoned from Industrial District (now called Commercial District) and one lot from Residence B to General Business District by Article 74 of the April 2, 1974 Annual Town Meeting.

The property subject to the zoning change is shown on Plan entitled, "PLAN OF COMPILATION OF LAND", dated April 25, 2018, revised 5-29-2018 being two sheets, filed in the Norfolk Registry of Deeds on 6-14-2018 in Plan Book 670, Pages 37 and 38 (the "Rezone Exhibit Plan").

I. Existing Zoning Classification

Existing zoning classification for the 16.158, acres is General Business District, as shown on the Rezone Exhibit Plan. The property was formerly operated by A. Graziano, Inc. as a concrete batch plant. The property subject to the zoning change contains 16.158 acres of land. See Exhibit 1 attached.

Article 74 of the April 1974 Annual Town Meeting changed the zoning classification from Industrial District to General Business District and 8-10 Arnold Street (Assessors MAP 2008 Plot 4D) from Residence B to General Business District. See Exhibit 2 attached.

II. Why is the Rezone Sought?

1. To restore uniformity of zoning with the majority of surrounding zoning classifications and to enable the redevelopment of the premises consistent with the adjacent land uses. The redevelopment for commercial use will require the demolition of the existing concrete batch plant; re-grading the site to its historic contours; compliance with DEP and EPA hazardous materials site remediation and implement stormwater management requirements. Restoration to Commercial Use will allow this costly redevelopment and remediation endeavor to be economically feasible.
2. The rezoning by Town Meeting in 1974 – although petitioned by the landowner resulted a use classification different from the majority of surrounding property.
3. The rezone will allow for conformity to Zoning Ordinance Table of Uses.

---

III. Public Benefits to General Area and the Community

1. Rezoning to Commercial District restores the 16.158 acre site to be uniformly zoned with the majority of adjacent land use. The change in zoning

classification will allow for the site remediation and clean-up, and redevelopment of the site from an antiquated concrete batch plant to a proposed modern business and light industrial use center that will provide enhanced tax revenues, and provide for future employment and business opportunities that are allowed (by right or special permit) in the Commercial Zoning District.

2. Secondary benefit:

(a) rezoning will allow for a functional reuse of the site;

(b) will enable future development to clean-up contamination under the jurisdiction of DEP and EPA by a Licensed Site Professional (LSP);

(c) improved vegetative buffer for the Monatiquot River and restoring historic site contours and grades;

(d) implement improved stormwater managements systems to DEP standards; and

(e) provide possible passive recreation opportunities to the community along the riverfront.

---

**EXHIBIT 1**

**Parcels I – VII and IX**

**REZONE EXHIBIT PLAN**

- Parcel I - Assessors MAP 2008 Plot 4
  - Parcel II - Assessors MAP 2008 Plot 3B
  - Parcel III - Assessors MAP 2008 Plot 6
  - Parcel IV - Assessors MAP 3014 Plot 1D
  - Parcel V - Assessors MAP 3014 Plot 1C
  - Parcel VI  
& VII - Assessors MAP 3014 Plot 58
  - Parcel IX - Assessors MAP 2008 Plot 4A
-

## EXHIBIT 2


TOWN OF BRAINTREE  
ADJOURNED ANNUAL TOWN MEETING  
TUESDAY, APRIL 2, 1974

ARTICLE 74. ON PETITION. To see if the town will vote to amend its Zoning By-Laws and its Zoning Map, dated May 2, 1940, as most recently amended, by further amending it to provide that a tract of land located on the southerly side of Adams Street and bounded on the west by Arnold Street and on the south by the Old Colony Railroad right-of-way, and shown as Plot No. 3B on Assessor's Plan No. 2008, containing containing 27, 500 square feet, more or less, and Plot No. 4 on Assessor's Plan No. 2008, containing 7.0 acres, more or less, and Plot No. 4A on Assessor's Plan No. 2008, containing 33,700 square feet, more or less, and Plot No. 6 on Assessor's Plan No. 2008, containing 73,700 square feet, more or less, and Plot No. 1D on Assessor's Plan No. 3014, containing 2.90 acres, more or less, and Plot No. 1C on Assessor's Plan No. 3014, containing 1.90 acres, more or less, and Plot No. 58 on Assessor's Plan Nos. 3013 and 3014, containing 0.71 acres, more or less, comprising a total area of 16.54 acres, more or less, be changed from Industrial District and Residence B District use to Braintree District Use, or take any other action relative thereto.

SO VOTED: That the Town amend its Zoning By-Laws and its Zoning Map, dated May 2, 1940, as most recently amended, by further amending them to provide that a tract of land located on the southerly side of Adams Street and bounded on the west by Arnold Street and on the south by the Old Colony Railroad right-of-way, and shown as Plot No. 3B on Assessor's Plan No. 2008, containing 27,500 square feet, more or less, and Plot No. 4 on Assessor's Plan No. 2008, containing 7.0 acres, more or less, and Plot No. 4A on Assessor's Plan No. 2008, containing 33,700 square feet, more or less, and Plot No. 6 on Assessor's Plan No. 2008, containing 73,700 square feet, more or less, and Plot No. 1D on Assessor's Plan No. 3014 containing 2.96 acres, more or less, and Plot No. 1C on Assessor's Plan No. 3014, containing 1.90 acres, more or less, and Plot No. 58 on Assessor's Plan Nos. 3013 and 3014, containing 0.71 acres, more or less, comprising a total area of 16.54 acres, more or less, be changed from Industrial District and Residence B District use to Business District use.

Vote was taken and by a vote of 137 in the affirmative and 7 in the negative the Moderator declared the motion SO VOTED.

A true copy, Attest:

  
EILEEN DONAHUE  
ASSISTANT TOWN CLERK



Joseph C. Sullivan  
Mayor

# Office of the Board of Assessors

One JFK Memorial Drive  
Braintree, Massachusetts 02184

Telephone: (781) 794-8050 • Fax: (781) 794-8068

Robert Brinkmann  
Deputy Assessor

**Board of Assessors**

Robert Cusack  
Chair

Susan O'Brien  
Vice Chair

Robert Connolly

DATE: March 22, 2018

OWNER: George Lang and Adams Street Enterprises LLC

ADDRESS: 0 Arnold St., 40 Arnold St., 8-10 Arnold St., 0 Adams St.  
0 Adams St., 0 Adams St. and Rear Adams St.

MAP AND LOT: 2008 0 3B, 2008 0 4, 2008 0 4A, 2008 0 6, 3014 0 1D,  
3014 0 1C & 3013 0 58

This is to certify that at the time of submission of this form to the Board of Assessors, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown and described are as written and are the parties according to the records of the Assessors.

Office of the Board of Assessors

Robert M Cusack  
Chairman

RECEIVED TOWN CLERK  
BRAINTREE, MA  
2018 JUN 19 PM 3:55

**Braintree  
Abutters List**

**Subject Parcel ID:**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
2003 0 21B	8 LEMOYNE ST	HENDERSON MARK G	HENDERSON MARJORIE A	8 LEMOYNE ST	BRAINTREE	MA	02184
2003 0 22	12 LEMOYNE ST	KELLEY MICHAEL F	KELLEY ANNE M	12 LEMOYNE ST	BRAINTREE	MA	02184
2003 0 31	73 ARNOLD ST	HOWLEY JOSEPH F III	HOWLEY DOREEN B	73 ARNOLD ST	BRAINTREE	MA	02184
2003 0 32	65 ARNOLD ST	DOMANSKA-KUJA AGNIESZKA TR	65 ARNOLD ST REALTY TRU	65 ARNOLD STREET	BRAINTREE	MA	02184
2003 0 35	84 ARNOLD ST	DEVOE DEBORAH A TRS	SAFO REALTY TRUST	84 ARNOLD ST	BRAINTREE	MA	02184
2003 0 36	66 ARNOLD ST	MYERS RONALD W/ MARY ANN	SHEEHAN DAVID / SUSANN	66 ARNOLD STREET	BRAINTREE	MA	02184
2006 0 12	ADAMS ST	WILLIAMS BRIAN A TRS	YARD REALTY TRUST	39 ADAMS STREET	BRAINTREE	MA	02184
2006 0 12A	51 53 ADAMS ST	TALBOT MARY ELIZABETH LE	TALBOT RONALD R	51-53 ADAMS STREET	BRAINTREE	MA	02184
2006 0 13	61 ADAMS ST	WILLIAMS BRIAN A	WILLIAMS JUDITH M	39 ADAMS STREET	BRAINTREE	MA	02184
2006 0 14	ARNOLD ST	GRAZIANO ANGELO JOSEPH JR	GRAZIANO ALEX CHARLES	P O BOX 850105	BRAINTREE	MA	02185
2006 0 15	39 ADAMS ST	WILLIAMS BRIAN A TRS	YARD REALTY TRUST	39 ADAMS STREET	BRAINTREE	MA	02184
2008 0 1	131 ADAMS ST	RICCIARDI ARTILIO R TRUSTEE	THE MBTAJ REALTY TRUST	131 ADAMS STREET	BRAINTREE	MA	02184
2008 0 1C	151 ADAMS ST	RICCIARDI ARTILIO R TR	THE FIVE R REALTY TRUST	163 ADAMS ST	BRAINTREE	MA	02184
2008 0 2	117 ADAMS ST	MURRAY CAROL ANN		117 ADAMS STREET	BRAINTREE	MA	02184
2008 0 2A	111 ADAMS ST	HARTNETT RICHARD L	HARTNETT MAUREEN A TB	111 ADAMS STREET	BRAINTREE	MA	02184
2008 0 3	105 ADAMS ST	DERVISOGU SEZGIN	DERVISOGU URKIYE TB	105 ADAMS STREET	BRAINTREE	MA	02184
2008 0 3A	97 ADAMS ST	GRAZIANO JAMES A		97 ADAMS STREET	BRAINTREE	MA	02184
2008 0 3B	ADAMS ST	ADAMS STREET ENTERPRISES L		288 GROVE ST 128	BRAINTREE	MA	02184
2008 0 4	40 ARNOLD ST	ADAMS STREET ENTERPRISES L		288 GROVE ST 128	BRAINTREE	MA	02184
2008 0 4A	8 10 ARNOLD ST	LANG GEORGE N		288 GROVE ST STE 128	BRAINTREE	MA	02184
2008 0 5	137 ADAMS ST	MARK AND BRIAN LLC		131 ADAMS STREET	BRAINTREE	MA	02184
2008 0 6	ADAMS ST	ADAMS STREET ENTERPRISES L		288 GROVE ST 128	BRAINTREE	MA	02184
2009 0 14	300 RIVER ST	BRAINTREE TOWN OF	SCHOOL DEPT	TOWN HALL	BRAINTREE	MA	02184
2076 0 5A	44-60 UN 1 ADAMS ST	ADAMS STREET UNIT1 LLC		44-60 ADAMS STREET	BRAINTREE	MA	02184
2076 0 6	16 18 DRINKWATER AV	BJF INVESTMENT CORP		12 CHICKADEE LANE	BRAINTREE	MA	02184
2076 0 6A	76 ADAMS ST	ALLIX ANDREA M		76 ADAMS STREET	BRAINTREE	MA	02184
2076 0 6B	10 DRINKWATER AV	CHERISIER MARIE EDANTE		10 DRINKWATER AVE	BRAINTREE	MA	02184
2076 0 6C	22 DRINKWATER AV	BONCALDO BARTOLO A JOSEPH I	BONCALDO FRANK C	12 CHICKADEE LANE	BRAINTREE	MA	02184
2076 0 7	391 ELM ST	ROGERS DANIEL		391 ELM ST	BRAINTREE	MA	02184
2077 0 18	51 MORRISON RD	HERRICK PAUL R	HERRICK KATHERINE TB	51 MORRISON RD	BRAINTREE	MA	02184
2077 0 29	1 MORRISON RD	D'ALESSANDRO DONNA H		1 MORRISON RD	BRAINTREE	MA	02184
2077 0 30	116 ADAMS ST	ARSENALT JAMES J		116 ADAMS STREET	BRAINTREE	MA	02184
2077 0 31	10 MORRISON RD	RYAN KERRY A		10 MORRISON RD	BRAINTREE	MA	02184
2077 0 32	14 MORRISON RD	WINTERS DANIEL E JR	WINTERS ALICE E TIC	14 MORRISON RD	Braintree	MA	02184
2077 0 35	40 MORRISON RD	KELLY MICHAEL C	KELLY PATRICIA A	40 MORRISON RD	BRAINTREE	MA	02184
2077 0 36	50 MORRISON RD	YING CHUNG	MAH TRACIE JTS	50 MORRISON ROAD	BRAINTREE	MA	02184
2077 0 36A	44 MORRISON RD	HENG MENG	SOK CHOU PHENG TBYE	44 MORRISON ROAD	BRAINTREE	MA	02184
2077 0 37	100 ADAMS ST	WAYLAND JOANNE		100 ADAMS STREET	BRAINTREE	MA	02184
2077 0 37A	106 ADAMS ST	MCSHEA ELEANOR M		106 ADAMS STREET	BRAINTREE	MA	02184
2077 0 38	112 ADAMS ST	XU DACHENG	LIANG XUEPING TBYE	112 ADAMS STREET	BRAINTREE	MA	02184



**Braintree  
Abutters List**

**Subject Parcel ID:**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
2077 0 39	114 ADAMS ST	DELMONICO RITA M		114 ADAMS STREET	BRAINTREE	MA	02184
2078 0 4C	477 ELM ST	NGUYEN NGOC		477 ELM ST	BRAINTREE	MA	02184
2078 0 5	200 ADAMS ST	BARRETT ROBERT J TR	SEE ALL REALTY TRUST	200 ADAMS STREET	BRAINTREE	MA	02184
2078 0 6	ADAMS ST	BRAINTREE TOWN OF	CONSERVATION COMMISS	JFK MEMORIAL DRIVE	BRAINTREE	MA	02184
2078 0 7D	160 ADAMS ST	ELIOT COMMUNITY HUMAN SERV	INC	186 BEDFORD ST	LEXINGTON	MA	02420
2080 0 1	ARNOLD ST	ADAMS STREET ENTERPRISES L		288 GROVE ST 128	BRAINTREE	MA	02184
2080 0 2	ARNOLD ST	COMM OF MASS EXEC OFFICE	OF TRANS RM 1610	ONE ASHBURTON PLACE	BOSTON	MA	02108
3013 0 48	237 ADAMS ST	WELCH JOHN W	WELCH SALLY A	237 ADAMS STREET	BRAINTREE	MA	02184
3013 0 49	ADAMS ST	WELCH JOHN W	WELCH SALLY A	84 FRANKLIN STREET	WHITMAN	MA	02382
3013 0 50	231 ADAMS ST	CHEVERIE JOSEPH F		231 ADAMS STREET	BRAINTREE	MA	02184
3013 0 51	225 ADAMS ST	SMITH ELLIN T HANNON	SMITH WILLIAM A TBYE	225 ADAMS STREET	BRAINTREE	MA	02184
3013 0 52	ADAMS ST	TOWN OF BRAINTREE	PARKS AND PLAYGROUND	1 JFK MEMORIAL DRIVE	BRAINTREE	MA	02184
3013 0 53	COMMERCIAL ST	BRAINTREE TOWN OF		TOWN HALL	BRAINTREE	MA	02184
3013 0 55	COMMERCIAL ST	MESSINA FRANCIS X		PO BOX 859059	BRAINTREE	MA	02185
3013 0 56	COMMERCIAL ST	TOWN OF BRAINTREE		1 JFK MEMORIAL DR	BRAINTREE	MA	02184
3013 0 57	COMMERCIAL ST	TOWN OF BRAINTREE	CONSERVATION COMMISS	1 JFK MEMORIAL DR	BRAINTREE	MA	02184
3013 0 58	REAR ADAMS ST	ADAMS ST ENTERPRISES LLC		288 GROVE ST #128	BRAINTREE	MA	02184
3014 0 1	163 ADAMS ST	RICCIARDI MARK R	RICCIARDI BRIAN R TIC	163 ADAMS ST	BRAINTREE	MA	02184
3014 0 1A	ADAMS ST	BROW RICHARD J TR	THE BROW REALTY TRUST	177 ADAMS ST.	BRAINTREE	MA	02184
3014 0 1B	177 ADAMS ST	BROW RICHARD J TR	THE BROW REALTY TRUST	484 ELM STREET	BRAINTREE	MA	02184
3014 0 1C	ADAMS ST	ADAMS STREET ENTERPRISES L		288 GROVE ST 128	BRAINTREE	MA	02184
3014 0 1D	ADAMS ST	ADAMS ST ENTERPRISES LLC		288 GROVE ST #128	BRAINTREE	MA	02184
3014 0 2	OFF ADAMS ST	COMM OF MASS	EXEC OFF OF TRANS RM 1	ONE ASHBURTON PLACE	BOSTON	MA	02108
3016 0 21B	COMMERCIAL ST	BRAINTREE VILLAGE LIMITED PT	c/o PEABODY PROPERTIES	536 GRANITE STREET	BRAINTREE	MA	02184
3016 0 22	COMMERCIAL ST	MESSINA COMMERCIAL PROP L		PO BOX 859059	BRAINTREE	MA	02185

Parcel Count: 65

**End of Report**