



# BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

## AGENDA

October 22, 2018

The following petitions will be heard by the Zoning Board of Appeal on Monday, October 22, 2018 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

### **OLD BUSINESS:**

**Petition #18-17 (Proposed to be continued to 11/26/18)**  
460R Pond Street (Laura & Brian McGourty)

**Petition #18-33 (Proposed to be continued to 11/26/18)**  
871-873 Washington Street (Marina Bay Management Svc., LLC)

### **NEW PETITIONS:**

**Petition #18-37**

**54 Liberty Street**

Mark & Amy Carnicelli, 54 Liberty Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to construct two-story addition (637 sq. ft. building footprint) and 10' x 16' deck extension; additions will intensify existing rear yard setback deficiency (15.7'). The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 54 Liberty Street, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 3023, Plot 46 and contains a total land area of +/- 12,480 sq. ft.

**Petition #18-39 (Proposed to be continued to 11/26/18)**

**107 Hancock Street**

Arista Development, LLC, 50 Providence Highway Suite 9, Norwood, MA 02062 (owner: Hancock Street Realty Trust) for relief from Bylaw requirements under Chapter 135, Sections 135-407, 701 and 705 to construct a four-story, thirty-five (35) unit residential building (+/- 16,740 sq. ft. building footprint) and seventy-one (71) off-street parking spaces. The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 107 Hancock Street, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 1009, Plot 68, and contains a total land area of +/- 44,050 sq. ft.

**Petition #18-40**

**101 Wildwood Avenue**

Steven Charbonnier, 101 Wildwood Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct a family room/mudroom addition (+/- 478 sq. ft. building footprint) to existing detached garage and single family dwelling; detached garage has existing side yard deficiency (3.1 ft.). The applicant seeks a permit, variance and/or finding that the proposed project will not be more detrimental to the neighborhood. The property is located at 101 Wildwood Avenue, Braintree, MA 02184 and is within a Watershed Residence B Zoning District, as shown on Assessors Map 1077, Plot 04, and contains a land area of +/- 11,912 sq. ft.

**Petition #18-41**

**536 Granite Street**

Karen Fish-Will c/o Peabody Properties, 536 Granite Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407 and Article VIII to reduce off-street parking from 149 off-street parking spaces to 147; 153 off-street parking spaces are required and is deficient with regard to lot coverage. 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 536 Granite Street, Braintree, MA 02184 and is within a Highway Business Zoning District, as shown on Assessors Map 2040, Plot 4C, and contains a land area of +/- 71,155 sq. ft.

**Petition #18-42**

**73 Bradford Road**

Denise & Thomas Molloy, 7 Norfolk Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing two-story, single family dwelling with detached two-car garage (+/- 1,284 sq. ft. building footprint) and construct new two-story single family dwelling with attached two-car garage (1,830 sq. ft. building footprint) on an undersized lot; proposed new dwelling will encroach into the rear yard setback (24 ft.). 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 73 Bradford Road, Braintree, MA 02184 and is within a Watershed Residence B Zoning District, as shown on Assessors Map 1073E, Plot 44, and contains a land area of +/- 13,528 sq. ft.

**Petition #18-43**

**115 Messina Drive**

Boston Air Systems c/o Jay Blazo, 115 Messina Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407, 609 and 701 to construct 1,980 sq. ft. second story office addition and 1,380 sq. ft. two-bay attached warehouse; existing building/site is deficient with regard to the front and side yard setbacks, building coverage and lot coverage. 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 115 Messina Drive, Braintree, MA 02184 and is within a Watershed Commercial Zoning District, as shown on Assessors Map 1059, Plot 5L, and contains a land area of +/- 53,760 sq. ft.

**APPROVAL OF MINUTES:**

Acceptance of September 22, 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.