



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

April 26, 2016

The following petitions will be heard by the Zoning Board of Appeal on Tuesday, April 26, 2016 at 7:00 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184.

OLD BUSINESS:

Petition #15-10 60-80 Campanelli Drive (Thayer Academy & Jay I. Hanflig)

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

Petition #16-04 1317 Liberty Street (Daniel J. O'Sullivan)

NEW PETITIONS:

Petition #16-06 Longwood Road

Mario and Joan Bertone, 16 Bluff Hill Road, Hull, MA 02045 c/o Carl Johnson, for relief from Bylaw requirements under Chapter 135, Sections 407 and 701 for a variance from the minimum lot frontage provisions for a vacant lot containing 35,790+/- sq. ft. that fronts on Longwood Road. 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 Longwood Road, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2086, Plot 12, and contains a land area of +/- 35,790 sq. ft.

Petition #16-07 1259 Liberty Street

Frank Fasoli, 1259 Liberty Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to subdivide 840 sq. ft. of land from subject property and combine with 1265 Liberty Street; subdivision of subject property would create a lot of 14,558 sq. ft. that does not meet the minimum lot area. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The property is located 1259 Liberty Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1098, Plot 01E, and contains a land area of +/- 15,398 sq. ft.

Petition #16-08 87 Trefton Drive

Brian McGourty/McGourty Company Inc., 2 Garden Park, Braintree, MA 02184 (owners, Thomas and Christine Canavan) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct a 6' x 30' addition to an existing rear deck, which would not meet the minimum rear yard setback. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 87 Trefton Drive, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3039, Plot 11, and contains a land area of +/- 6,000 sq. ft.

Petition #16-10 214 Shaw Street

Lawrence Graziano, 508 Commercial Street, Braintree, MA 02184 (owner, Kenneth A. McKeen) for relief from Bylaw requirements under Chapter 135, Sections 403 and 701, to construct a 30' x 36', two-family dwelling on an existing non-conforming lot. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 214 Shaw Street, Braintree, MA 02184 and is within a General Business District Zone, as shown on Assessors Map 3010, Plot 37, and contains a land area of +/- 6,500 sq. ft.

Petition #16-11 220 Forbes Road

Bart Steele c/o Viewpoint Sign & Awning, 35 Lyman Street, Northboro, MA 01532 (owner, STJ Forbes Equity Partners, LLC) for relief from Bylaw requirements under Chapter 135, Sections 407, 904.2 and 905, to replace an existing 144 sq. ft., 21 ft. tall ground sign with an internally illuminated, 387.3 sq. ft., 34 ft., 9 inch tall ground sign. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 220 Forbes Road, Braintree, MA 02184 and is within a Highway Business District Zone, as shown on Assessors Map 2053B, Plot 3A, and contains a land area of +/- 361,768 sq. ft.

Petition #16-12 22 Hamilton Street

Sharon McDonnell, 22 Hamilton Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403 and 701, to remove the existing second story roof dormers and construct a full size second story with attic. The applicant seeks a permit, variance and/or finding that proposed alteration is not more detrimental to the neighborhood. The property is located at 22 Hamilton Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2011, Plot 37, and contains a land area of +/- 9,946 sq. ft.

Petition #16-13 188 Franklin Street

Blaine S. Brew, 188 Franklin Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407, 609 and 701 to construct a two-story addition that will not meet the minimum 10 ft. 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 188 Franklin Street, Braintree, MA 02184 and is within a Watershed Residential B District, as shown on Assessors Map 1020, Plot 1, and contains a land area of +/- 16,800 sq. ft.

APPROVAL OF MINUTES:

Acceptance of March 22, 2016 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.