



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

July 26, 2016

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

OLD BUSINESS:

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

NEW PETITIONS:

Petition #16-24 87 Jefferson Street

Sean and Suzanne Moran, 87 Jefferson Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to remove an existing breezeway and garage; construct a two-story addition (17.7'x 46.9' footprint) containing a one-car garage and in-law suite. 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 87 Jefferson Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 1045, Plot 07, and contains a land area of +/- 8,125 sq. ft.

Petition #16-25 258 Quincy Avenue

NH Signs, 66 Gold Ledge Avenue, NH, 03032 (owner, William C. Starkie, Jr.) for relief from Bylaw requirements under Chapter 135, Sections 407, 904.5 and 905 to rebrand existing gas station from Sunoco to Citgo; install digital LED price changers to replace existing manual price changer and replace existing canopy signage. 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 258 Quincy Avenue, Braintree, MA 02184 and is within General Business/Residence B District Zones, as shown on Assessors Map 3051, Plot 17, and contains a land area of +/- .495 acres.

Petition #16-26 98 Storrs Avenue

Michael Coughlan, 98 Storrs Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403, 407 and 701 to construct a 16' x 16' 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 98 Storrs Avenue, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 2033, Plot 33, and contains a land area of +/- 16,390 sq. ft.

Petition #16-27 39 Sterling Street

Amanda and James Santagate, 39 Sterling Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 403, 407 and 701 to replace an existing deck with a new deck measuring 20' x 18.4', with rear stairs, which would not meet the minimum rear 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 39 Sterling Street, Braintree, MA 02184 and is within a Residential B District Zone, as shown on Assessors Map 3020, Plot 27, and contains a land area of +/- 6,746 sq. ft.

Petition #16-28 28-30 River Street/0 Hooker Street

Jean and Daniel O’Leary, 11 Portland Road, Braintree, MA 02184 (Owners) for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to create two new lots from three pre-existing nonconforming lots; a determination that the two resulting lots will be less nonconforming than the existing three lots, one of which contains an existing two-family dwelling and the other, a proposed change from an office use to a two-family dwelling. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The properties are located at 28-30 River Street & 0 Hooker Street, Braintree, MA 02184 and are within a General Business and Village Overlay District Zone, as shown on Assessors Map 2024, Plot 5 and 5B, and contains a total land area of +/- 10,746.25 sq. ft.

Petition #16-29, 32-34 River Street/0 Hooker Street

Jean and Daniel O’Leary, 11 Portland Road, Braintree, MA 02184 (Owners) for relief from Bylaw requirements under Chapter 135, Sections 403 and 701 to create two new lots from three pre-existing nonconforming lots; a determination that the two resulting lots will be less nonconforming than the existing three lots, one of which contains an existing two-family dwelling and the other, a proposed change from an office use to a two-family dwelling. The applicant seeks a permit, variance and/or finding that the proposed alteration is not more detrimental to the neighborhood. The properties are located at 32-34 River Street & 0 Hooker Street, Braintree, MA 02184 and are within a General Business and Village Overlay District Zone, as shown on Assessors Map 2024, Plot 5 and 5A and contains a total land area of +/- 10,265.35 sq. ft.

APPROVAL OF MINUTES:

Acceptance of June 13, 2016 Zoning Board of Appeals hearing minutes.
Acceptance of June 28, 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.