

Thomas M. Bowes
President
District 3

Shannon L. Hume
At Large

CHARLES B. Ryan
At Large

CHARLES C. Kokoros
District 1

JOHN C. MULLANEY
District 2



Sean E. Powers
Vice President
At Large

Stephen C. O'Brien
District 4

Michael J. Owens
District 5

PAUL "DAN" CLIFFORD
District 6

OFFICE OF THE TOWN COUNCIL

- AGENDA -

Wednesday, April 29, 2015 • Horace T. Cahill Auditorium, Town Hall • Starting Time: 7:30_{PM}

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

ANNOUNCEMENTS

- 014 15 Councilor Hume: Inclusion Awards
- 016 15 Council President: Town Clerk's Office – Dog Registration/Rabies Clinic
- 017 15 Council President: Braintree 375th Anniversary Celebration
- 018 15 Council President: Recognition - Braintree Police / Braintree Fire
- 021 15 Councilor Clifford: "See You on the High Ground" book signing Sunday, June 14 (story of Jared Monti)

APPROVAL OF MINUTES

- April 7, 2015

CORRESPONDENCE

CITIZEN CONCERNS/COUNCIL RESPONSE

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

- 15 014 Mayor: FY2016 Operating Budget

OLD BUSINESS

- 15 006 REZONE: 205 Elm Street or take up any action relative thereto (PUBLIC HEARING)

NEW BUSINESS

Refer to the Committee on Ways & Means

- 15 014 Mayor: FY2016 Operating Budget or take up any action relative thereto
- 15 015 Mayor: FY2016 Budget – Community Preservation Committee or take up any action relative thereto
- 15 016 Mayor: FY2016 Revolving Accounts or take up any action relative thereto
- 15 017 Mayor: FY2015 Line Item Transfers – Various Departments or take up any action relative thereto

Refer to the Committee on the Department of Public Works

- 15 012 National Grid Petition: Harbor Villa Ave or take up any action relative thereto
- 15 013 National Grid Petition: King Hill Rd or take up any action relative thereto

Topics the Chair does not reasonably anticipate will be discussed

UPCOMING MEETINGS:

Committee on Ways & Means – **Monday, May 4, 2015@6:00pm; Tuesday, May 5, 2015@6:00pm; Wednesday, May 6, 2015@6:00pm**

Next COUNCIL meeting - **TUESDAY, MAY 12, 2015@ 7:30pm**

ADJOURNMENT

Thomas M. Bowes
President
District 3

Shannon L. Hume
At Large

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At Large

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OFFICE OF THE TOWN COUNCIL

April 7, 2015

MINUTES

A meeting of the Town Council was held in the Horace T. Cahill Auditorium, Braintree Town Hall, on Tuesday, April 7, 2015 beginning at 7:32p.m.

Council President Bowes was in the chair.

The Town Clerk conducted the roll call.

Present: Thomas Bowes, President
Sean Powers, Vice President
Paul Dan Clifford
Shannon Hume
John Mullaney
Stephen C. O'Brien
Michael Owens
Charles Ryan

Not Present: Charles Kokoros

Others: Mike Coughlin, Chief of Staff
Peter Morin, Town Solicitor
Edward Spellman, Finance Director
Russell Jenkins, Chief of Police
Maureen Murray, Superintendent of Schools
Paul McSoley, Police Department Finance Director
Erick Kinsherf, Town Auditor
David Ringius, School Committee member
Michael Nelligan, Powers & Sullivan CPA

ANNOUNCEMENTS

Braintree Girls Basketball Champions received Recognition Certificates.

Council President Bowes called a 5 minute recess at 8:03pm. Council was called back in to session at 8:08pm.

APPROVAL OF MINUTES

- March 17, 2015

Motion: by Councilor Powers to approve minutes of March 17, 2015

Second: by Councilor Hume

Vote: For (5), Against (0), Absent (1-Kokoros), Abstain (3-Ryan, O'Brien, Clifford)

COMMUNICATIONS AND REPORTS FROM THE MAYOR AND TOWN BOARDS

• 010 15 Powers & Sullivan Year End Report – June 30, 2014

Michael Nelligan, Powers & Sullivan CPA, discussed the Year End Reports. All statements fully GAP compliant. He stated there were no issues with management. There were no financial adjustments.

The Town of Braintree has a AA2 Bond Rating. On page 73-75 of the report collections higher than Budgeted and Expenditures were 2.3 million less than Budgeted. This shows how well the Town Budgets. Stabilizations Fund has \$945,000 in it. Capital Fund has \$1 million. Both folded into the General Fund. Councilor Clifford asked if the Computation of Legal Debt Margins – in terms of Bond Rating, is there a range to enhance our Bond Rating.

Mike Nelligan stated I would not worry about that number. Braintree has never had a heavy debt load.

OLD BUSINESS

• 15 010 Mayor: FY15 Supplemental Appropriations or take up any action relative thereto (PUBLIC HEARING)

Motion by Councilor Powers to open public hearing.

Motion: by Councilor Powers to open public hearing

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

Council President Bowes referred to Councilor Mullaney (Committee Chair) for Committee on Ways & Means recommendation. Councilor Mullaney stated favorable recommendations on all requests. Council President Bowes asked the Fire Department the year-end figures of overtime expenses. Mike Coughlin replied the expected overtime to be less than shown on the chart.

Eric Kinsherf, Town Auditor stated the original appropriations asked for of 1.26 million might not be needed. The Town might only need to use 986,000. Mike Coughlin agreed that is correct.

Council President Bowes asked if any member of the Council or the General Public would like to speak on Order 15 010.

John Cullinane approached the podium to ask if overtime calls can be made automated to help with Budget plans.

Mike Coughlin stated the Deputy calls in staff on a rotating basis.

Motion by Councilor Powers to close public hearing.

Motion: by Councilor Powers to close public hearing

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

Councilor Powers read all twelve (12) motions. Votes taken after each:

1. Fire Department

MOTION: That the sum of \$40,000 be transferred from the Town Council Department/ Program 04- Reserve Fund / reserve fund account and \$5,380 be transferred from the Finance department/ program 01 administration / 9C reserve account for a total of \$ 45,380 to the fire Department / program 04 fire suppression / other fire personnel salary account.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

2. Human Resources

MOTION: That the sum of \$14,027 be transferred from the police department/ program 02 building maintenance/ equipment maintenance account to the Human Resources Department/ Program 04 Employee Benefits / Group Life and Medical Line account.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

3. Police Department

MOTION: That the sum of \$489,000 be transferred from the Town's Stabilization fund to the Police Department / Program 04 Patrol / Overtime account, and further, that the Director of Municipal Finance be authorized to allocate said sums to and among the various line items affected thereby.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

4. Fire Department

MOTION: That the sum of \$480,000 be transferred from the Town's Stabilization fund to the Fire Department/ Program 04- Fire Suppression / Overtime account, and further, that the Director of Municipal Finance be authorized to allocate said sums to and among the various line items affected thereby.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

5. Department of Public Works - Snow and Ice

MOTION: That the sum of \$189,969 be transferred from the Town's Stabilization fund, the sum of \$89,268 be transferred from the police department/ program 02 building maintenance/ equipment maintenance account and the sum of \$470,763 be transferred from the Fiscal Year 2014 certified Free Cash for a total of \$ 750,000 to Department of Public Works / Program 11 – Snow and Ice, and further, that the Director of Municipal Finance be authorized to allocate said sums to and among the various line items affected thereby. The amount authorized to be transferred pursuant to this Order shall be reduced to the extent of any grant funds received by or committed to the Town from FEMA to pay costs of reimbursing the town for snow removal costs described above.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

6. Department of Public Works

MOTION: That the sum of \$14,475 be transferred from the Finance department/ program 01 administration / 9C reserve account and \$525 be transferred from the Police department/ program 02 building maintenance/ equipment maintenance account for a total of \$15,000 to the Department of Public Works / Program 09 – Street Lights/ Street lighting account.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

7. School Department

MOTION: That the sum of \$456,251 be transferred from the Town's Stabilization fund to the School Department / Program 420 Special Education account.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

8. Fire Department

MOTION: That the sum of \$7,500 be transferred from the Police department/ program 02 building maintenance/ equipment maintenance account to the Fire department/ program 05 Fire Alarm Repair/ Fire alarm repair account.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

9. Fire Department

MOTION: That the sum of \$39,780 be from the Town's Stabilization fund, to the Fire Department / capital / vehicle replacement account.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

10. Town Solicitor

MOTION: That the sum of \$25,000 be transferred from the Town's Stabilization fund to the Law Department / Program 01 – Administration / Legal Services line.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

11. Town Clerk

MOTION: That the sum of \$9,325 be transferred from the Town Clerks Department /program 04 Elections/ part time employee account to the following accounts the Town Clerk / Program 01 Administration/ department head Account \$2,391, Town Clerk Department/ Registration Program/ Asst. Department Heads Account \$324 and Town Clerk Department/ Registration Program/ Census Account \$ 6,610.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

12. Town Clerk

MOTION: That the sum of \$6,523 be transferred from the Town Clerks Department /special revenue elections account to Town Clerk / Program 04 Elections / equipment maintenance account \$1,453 and to Town Clerk / Program 04 Elections / election expense account \$5,070.

Motion: by Councilor Powers to approve

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

NEW BUSINESS

- **15 011 Mayor: Liberty School Renovations / Authorization to submit Statement of Interest to Massachusetts School Building Authority or take up any action relative thereto "SAME NIGHT ACTION"**

Council President Bowes stated if there are no objections we will take up Order 15 011. No members objected.

Councilor O'Brien asked why are we receiving this so late. Mike Coughlin stated to meet the MSBA deadline by April 10, 2015 this required a lot of prep work.

Councilor Hume stated Braintree is asking MSBA for an opportunity for partnership that is only allowed one application per year if not approved we would lose an opportunity this year.

Councilor Powers read the Motion:

Resolved:

Having convened in an open meeting on 4/7/2015, prior to the closing date, the Town Council of Braintree, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated 4/10/2015 for the Liberty Elementary School located at 49 Proctor Rd. which describes and explains the following deficiencies and the priority category(s) for which an application may be submitted to the Massachusetts School Building Authority in the future.

- Elimination of existing severe overcrowding.
- Prevention of severe overcrowding expected to result from increased enrollment.
- Replacement, renovation or modernization of school facility systems, such as roofs, windows, boilers, heating and ventilation systems, to increase energy conservation and decrease energy related costs in a school facility.

and hereby further specifically acknowledges that by submitting this Statement of Interest Form, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Braintree to filing an application for funding with the Massachusetts School Building Authority.

Motion: by Councilor Powers to approve Order 15 011

Second: by Councilor Ryan

Vote: For (8), Against (0), Absent (1-Kokoros)

Council President Bowes is changing the next meetings to Wednesday, April 29, 2015 instead of what was listed of Tuesday, April 28, 2015.

UPCOMING MEETINGS:

Committee on Ordinance & Rules - **TUESDAY, APRIL 28, 2015@ 6:30pm (change 4/29/15)**

COUNCIL - **TUESDAY, APRIL 28, 2015@ 7:30pm (change 4/29/15)**

COUNCIL – **FRIDAY, MAY 1, 2015@ 7:30pm**

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 9:18 p.m.

Respectfully submitted,

James M. Casey/smc
Town Clerk

Documents provided for Meeting

- March 17, 2015 Council Meeting Minutes
- Powers & Sullivan - 3 reports on Year Ended June 30, 2014
- 15 010 Mayor: FY15 Supplemental Appropriations or take up any action relative thereto (PUBLIC HEARING)
- 5 documents from Eric Kinsherf explaining costs/appropriations for 15 010
- 15 011 Mayor: Liberty School Renovations / Authorization to submit Statement of Interest to Massachusetts School Building Authority or take up any action relative thereto "SAME NIGHT ACTION"

Subject: SEEKING NOMINATIONS - 7th Annual COMMUNITY INCLUSION AWARDS - Submission Deadline 4/30/15

Isn't it wonderful when everyone is included?

Tell Us!

*7th Annual Community Inclusion Awards
Seeking Nominations*

Members of our community who help to *include everyone* in any part of our community will be honored at the 7th Annual Community Inclusion Awards and we need your help to tell us about them. If you know someone in Braintree, whether they are a community member, parent, student, coach, employer, teacher or anyone you know who includes everyone, especially those with different abilities or challenges in any aspect of our community, please consider nominating them for this award. The recipients of this award will be honored on June 10th at a celebratory event at Braintree Town Hall hosted by Mayor Joseph C. Sullivan.

True inclusion means that ALL community members are actively participating in town wide opportunities alongside their typical peers. Including everyone creates a sense of belonging because all people have regular access to their community and produces an atmosphere that values acceptance, diversity and the wellbeing of all.

Instructions on what should be included in your nomination can be found on the SEPAC website at www.gpvillage.com/braintreesepac

Nominations must be received in writing and may be sent to:

SEPAC

Attn: Community Inclusion Awards Committee

128 Town Street

Braintree, MA 02184

Or via email to one of the committee members listed below:

Suzanne Brouillard – suzanne.brouillard@analog.com

Kristen Zechello - kristen.zechello@comcast.net

Stefanie Brown - sbrown45@beld.net

Linda Kokoros jkokoros@verizon.net

Lyn McPhail - lynmcphail@yahoo.com

Nominations must be received by April 30, 2015

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News & Announcements

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ANNUAL DOG REGISTRATION



The Town of Braintree requires that all dog owners register their dog(s) each year.

The licensing period for the Annual Dog Registration is now open and will run through June 30th.

You can register your dog in person at Town Hall, Town Clerk's Office, Monday through Friday, 8:30am through 4:30pm, by mail or online. Please visit the Town website at

<http://www.townofbraintreegov.org/townclerk/OrderOnline.html>

Braintree Town Hall :: 1 John F. Kennedy Memorial Drive :: Braintree , MA 02184 :: Telephone 781.794.8000 | [disclaimer](#)

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News & Announcements

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ANNUAL RABIES CLINIC



The Annual Rabies Clinic will be held at Braintree Town Hall on Saturday, May 2, 2015 and will run from 10:00am through 12:00pm.

The Town Clerk Staff will be available for dog license renewals and new licenses.

Anyone seeking more information may contact the Office of the Town Clerk at 781-791-8240

Braintree Town Hall :: 1 John F. Kennedy Memorial Drive :: Braintree , MA 02184 :: Telephone 781.794.8000 | [disclaimer](#)



375 Anniversary Celebration



See You on the High Ground - book signing June 14

Sunday, June 14 inside Braintree Town Hall between 1-3 PM has been approved by Mayor Sullivan for "See You on the High Ground" book signing. The story of Sergeant First Class (SFC.) Jared C. Monti, an American hero, who posthumously was awarded the Medal of Honor. The Medal of Honor was presented to his father Paul Monti, who grew up in Braintree, by President Barack Obama in Washington DC.

The Story that Inspired the Song, "I Drive Your Truck"
Foreword by General George W. Casey, Jr.

021 15



SEE YOU ON THE HIGH GROUND

The Jared C. Monti Story

LEN SANDLER



Department of Planning and Community Development

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

PLANNING BOARD

Robert Harnais, Chair
Joseph Reynolds, Vice Chair
James Eng, Clerk
Darryl Mikami, Member
Erin V. Joyce, Member

Joseph C. Sullivan
Mayor

TO: Thomas Bowes, Braintree Town Council President
FROM: Braintree Planning Board
DATE: March 31, 2015
RE: Planning Board Recommendation
Town Council Order #15-006
Petition to Rezone a Portion of 2015 Elm Street

RECEIVED TOWN CLERK
BRAintree, MA
2015 MAR 31 AM 11:20

The Braintree Planning Board held a public hearing on Tuesday March 24, 2015. The Planning Board heard testimony from the Applicant's Attorney Thomas Cavanagh and a few residents.

The petitioner is requesting that certain lands described as a Portion of 205 Elm Street having an area of 59,960 Sq. Ft. be rezoned from Residential B to Residence C, so that the entire 1.7 Acre parcel is of the same Residence C Zoning designation.

The Zoning/Area breakdown of the Lot is as follows;

Address = #205 Elm Street
Assessors' Reference = Map 2002/Plot 5
Current Area Zoned Residence C = 14,000 Sq. Ft.
Current Area Zoned Residence B = 59,960 Sq. Ft.
Total Lot Area = 73,960 Sq. Ft. or 1.7 Acres

The Planning Board voted on March 24, 2015 to recommend **favorable action** to the Town Council on the Rezone petition as submitted.

The Planning Board voted as follows:

	<u>Favorable</u>	<u>Unfavorable</u>
Robert Harnais, Chair	X	
Joseph Reynolds, Vice-Chair	X	
James Eng, Member	X	
Darryl Mikami, Member	X	
Erin V. Joyce, Member	X	

w/attachment (Planning Staff Report to the Planning Board)



Department of Planning and Community Development

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

Joseph C. Sullivan
Mayor

PLANNING BOARD

Robert Harnais, Chair
Joseph Reynolds, Vice Chair
James Eng, Clerk
Darryl Mikami, Member
Erin V. Joyce, Member

TO: Planning Board
FROM: *MMSR* Melissa M. Santucci Rozzi, Principal Planner
DATE: March 12, 2015
RE: Staff Report - Petition to Rezone Land (T.C.O. #15-006)
205 Elm Street
Braintree Lodge of Elks, Petitioner

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 MAR 31 AM 11:27

Filing Information

On February 06, 2015 the Planning Board was transmitted a copy of a Petition For Rezone filed with the Braintree Town Council on February 6, 2015 and is referenced as Council Order #15-006. The Planning Board fulfilled the noticing requirements pursuant to Chapter 40A Section 5 and a public hearing will be held on Tuesday March 24, 2015 at 7:45 P.M.

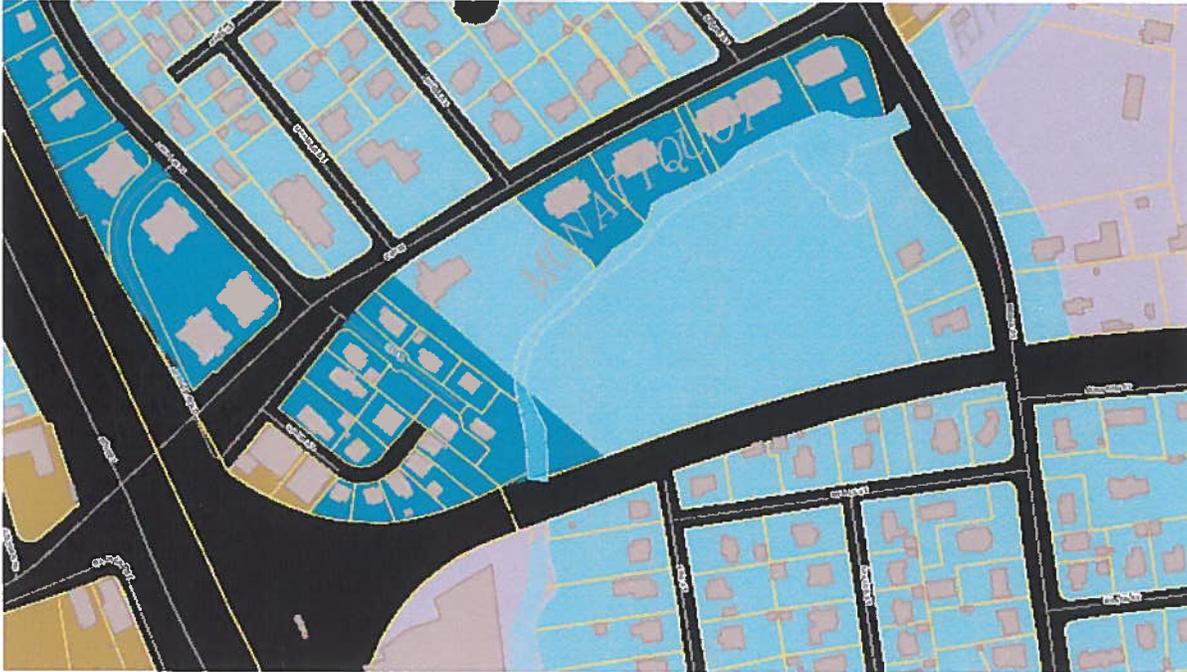
Proposal/Request

The Applicant is seeking permission from the Town Council, which requires a recommendation from the Planning Board to Rezone the Residential B portion of the property at 205 Elm Street to Residence C. This lot is known as the "Cochato Club/Elks Club".

The Zoning/Area breakdown of the Lot is as follows:

#205 Elm Street - Map 2002/Plot 5	Current Area Zoned Residence C	= 14,000 Sq. Ft.
	Current Area Zoned Residence B	= 59,960 Sq. Ft.
	Total Lot Area	= 73,960 Sq. Ft. or 1.7 Acres

TOWN OF BRAINTREE GIS ZONING MAP



Zoning Legend

Light Blue = Residence B

Medium Blue = Residence C

Beige = General Business

Purple/Pink = Commercial

Black Areas = Roadways and Railroad Tracks

TOWN OF BRAINTREE AERIAL VIEW GIS MAP



RECEIVED TOWN CLERK
BRAINTREE, MA
2015 MAR 31 AM 11:27

2015 MAR 31 AM 11:27

Parcel/Area Description

The property at 205 Elm Street "Cochato Club/Elks Club" is located slightly North East of the Elm Street/Church Street signalized intersection. The property is adjacent to the Monaquot River surrounded by a mix of various types of residential units, neighborhood scale general business uses, educational/childcare uses as well as religious establishments.

As noted above in the table the property is 1.7 acres with 81% of the land area designated as Residence B with the remaining portion (14,000 Sq. Ft./19%) along the South Western boundary Zoned Residence C. The structure on this lot dates back to the late 1800's when it was occupied and known as the Cochato Club and was most recently owned and operated as an Elks Lodge #2622.

Analysis

A review of the Braintree Zoning Map indicates that Vinton Avenue, Elm Terrace and the Southerly Side of Elm Street East of the Bridge are all Zoned Residence C, except for the 59,960 Sq. Ft. of 205 Elm Street that is Zoned Residence B. The Northerly side of Elm Street in the vicinity of the Site is $\frac{3}{4}$ Residence B and $\frac{1}{4}$ Residence C. However, the Zoning Districts are contiguous. The Applicant's request is to unify the Zoning on the Southerly side into one contiguous Residence C District by rezoning the 59,960 Sq. Ft. Residence B portion that currently bisects 205 Elm Street. The rezoning request will create uniformity in the Zoning on the South Side on Elm Street as it currently exists on the North Side. The bisecting Residence B portion breaks the continuity in the corridor and does not allow for a continuation of the existing Multi-Family uses and significantly limits the re-use/conversion of the existing structure based on the uses permitted in the Residence B Zoning District.

The Developer that purchased the property has indicated a desire to develop the property in harmony with adjacent uses, which includes renovating the existing structure into residential units as well as constructing additional Town House units on the property. Based on the former ownership of the Site it was tax-exempt and therefore did not generate any fiscal benefit to the community. The sale and potential redevelopment of this property will generate tax revenues.

Recommendation

This rezoning proposal as submitted is appropriate and in harmony with the surrounding area's zoning and land use patterns. The proposal is in keeping with the Department's overall goals to promote positive sustainable re-development of existing developed properties rather than developing vacant properties. The concept is in keeping with the Land Use Action Plan and Housing Sections of the 1998 Master Plan. The Property is in close proximity to the Highway System, Braintree Square and the MBTA Red Line Quincy/Adams Redline Station. The rezoning of this property will allow for Historical Preservation of the existing structure as well as an opportunity to provide Townhouse Style Residential Units which are somewhat lacking in the Community.

APPLICATION FOR REZONING 205 ELM STREET

At the request of the Braintree Lodge of Elks, that the Town Council vote to approve the Rezoning Application of 205 Elm Street to amend the current zoning of the property identified on the Braintree Assessors Map as Parcel 2002 0 5 from Residential B to Residential C as filed with the Town Clerk, and as approved by the Planning Board and detailed in their correspondence with the Town Council dated March 31, 2015.

RECEIVED TOWN CLERK
BRAintree, MA

2015 FEB -6 PM 2:55

ORDER #: #15-006

Town of Braintree: Application for Rezoning – Worksheet

SECTION TO BE COMPLETED BY PETITIONER

Petitioner

Name: Braintree Lodge of Elks
Address: 205 Elm Street
Phone: 781-848-4300
Email: braintreeelks2622@verizon.net

Contact/Billing Information

Name: Thomas J. Cavanaugh
Address: 15 Foster Street Quincy, MA
Phone: ~~617~~ 781-664-8064 02169
Email: CavanaughLaw@gmail.com

If same as petitioner, write "same"

*Petition Submitted By: Paul J. Jay CHAIRMAN BOARD OF DIRECTORS
BRAintree LODGE OF ELKS 2622
2-6-2015

* 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

Date & Time Stamp

LAW OFFICE OF THOMAS J. CAVANAGH

15 Foster Street
Quincy, MA

(p) 617-770-0000
(f) 617-770-4091

February 6, 2015

Via In Hand Service

Thomas M. Bowes, Council President
Braintree Town Council
One JFK Memorial Drive
Braintree, MA 02184

Re: Rezoning Application
Braintree Lodge of Elks, Petitioner
205 Elm Street
Braintree, MA 02184

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB - 6 PM 2:55

Dear Council Members,

Please accept this narrative as part of the Braintree Lodge of Elks application to change the current zoning of 205 Elm Street (the "property") from Residential B ("Res. B") to Residential C ("Res. C"). The property is identified on the Braintree Assessors Map as Parcel 2002 0 5 ("Exhibit A"). This request is made pursuant to and in compliance with M.G.L. c. 40A, §5.

The property contains approximately 1.7 acres of land (73,960 sq. ft.), and seems to be the largest of the lots located in close proximity to 205 Elm Street. The current use of the property is that of an Elks Lodge, which as you may know is fraternal order and social club. The Braintree Lodge of Elks is currently under contract to sell the property at the end of February 2015.

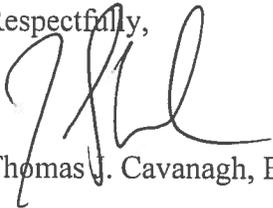
Currently, the lot is zoned as Res. B, while the remaining adjacent and directly abutting lots are zoned as Res. C (*See* "Exhibit B"). In fact, the property is the only lot between Vinton Avenue and Middle Street on the southern side of Elm Street that is not zoned as Res. C. The rezoning of the property would bring continuity to the southern corridor of Elm Street between Vinton Avenue and Middle Street, by making all parcels uniform to one zoning district.

As indicated, the property is currently under contract, and the purchasers of the property are hopeful to develop the property into high-end condominiums and townhomes. In doing so, they intend on preserving and improving the existing structure, while also building additional structures, consistent with the integrity of the town. If rezoned, the property would not only be more compatible with the adjacent and directly abutting lots, but it would allow for § 135-705 of the Braintree Zoning By-Laws to be unutilized, giving the purchasers of the property the opportunity improve the land.

As discussed, Res. C is not inconsistent with the adjacent and immediately abutting lots. On the southern corridor, there are three other structures which are currently are condominiums and rental apartments. By allowing the zoning change, the overall integrity of the surrounding area would not be disrupted. In fact, if allowed, we would suggest, any and all multifamily development which would be proposed, would be something that would add immediate curb appeal to the area, while also maintaining the history of the existing structure. In addition to beautification, the Town of Braintree would benefit from the new taxable households, as well as increased foot traffic to its local businesses that are located just steps away.

The hopes of the purchasers of the property, is to develop units that would be suitable to all types of citizens. They hope to design and build units that would be fit for single business professionals, to families, as well as those in the retired community. They see the development providing for a fair cross section and diverse living population in the unit's.

Respectfully,



Thomas J. Cavanagh, Esq.

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB - 6 PM 2: 55

#15-006

RECEIVED TOWN CLERK
BRAintree, MA

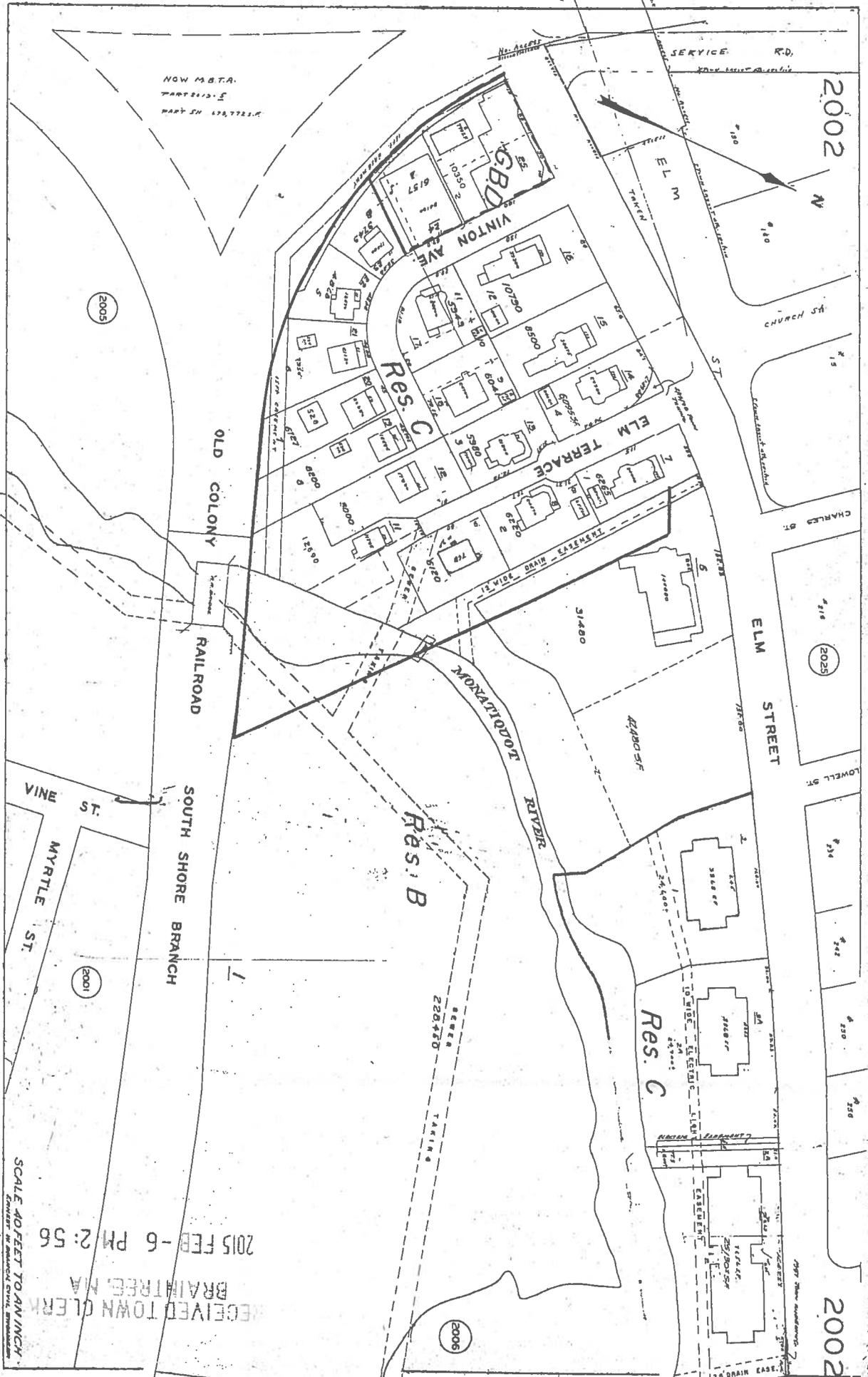
2015 FEB -6 PM 2:55

EXHIBIT A

2002

2002

2002



RECEIVED TOWN CLERK
 BRAINTREE, MA
 2015 FEB -6 PM 2:56
 SCALE 40 FEET TO AN INCH
 ENGINEER IN MECHANICAL CIVIL ENGINEERING

#15-006

EXHIBIT B

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB -6 PM 2:56

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB -6 PM 2:55

Project No.	2031	Date	2/4/15
Scale	1"=60'	Figure	1 OF 1

EXISTING CONDITIONS PLAN
SASCO MANAGEMENT GROUP, LLC
205 ELM STREET
BRAINTREE, MASSACHUSETTS

110 INDUSTRIAL DRIVE
P.O. BOX 1178
MATTAPAN, MA 02739
TEL: (508) 756-2749
FAX: (508) 756-2849

THE CROCKER BUILDING
4 COURT STREET, SUITE 104
TAUNTON, MA 02780
TEL: (508) 824-8279
FAX: (508) 824-8276

FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS





#15-006
Office of the
Board of Assessors

ONE JOHN FITZGERALD KENNEDY MEMORIAL DRIVE
BRAINTREE, MASSACHUSETTS 02184
TEL: (781) 794-8050 • (781) 794-8056
FAX: (781) 794-8068

DATE: February 4, 2015
OWNER: Braintree Lodge of Elks
PROPERTY LOCATION: 205 Elm Street
MAP AND PLOT: 2002 0 5

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 FEB -6 PM 2:56

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 (MD)

Robert M. Cusack
Chairman

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
2001 0 6	11 VINE ST	ALESSI JULIE A	ALESSI DOMENIC J JR TBYI	11 VINE STREET	BRAINTREE	MA	02184
2001 0 7	5 VINE ST	CHELLUK ALICE M TRS	CHELLUK REALTY TRUST	5 VINE STREET	BRAINTREE	MA	02184
2002 0 1	ELM ST	GROSSMAN EVERETT P	c/o THE GROSSMAN COMP	1 ADAMS PLACE	QUINCY	MA	02169
2002 0 11	23 ELM TR	JOHNSON DEBORAH A		23 ELM TR	BRAINTREE	MA	02184
2002 0 12	21 ELM TR	POWERS EDWARD J	POWERS MARGARET A	21 ELM TERRACE	BRAINTREE	MA	02184
2002 0 13	10 ELM TR	MALEIKO KATHLEEN M TRUSTEE	DOHERTY FAMILY IRREVOC	10 ELM TERRACE	BRAINTREE	MA	02184
2002 0 14	179 ELM ST	SALEH YASER F	ALI ELHAM F	50 GRAY TERR	BRAINTREE	MA	02184
2002 0 15	173 ELM ST	MA KENIX A		173 ELM STREET	BRAINTREE	MA	02184
2002 0 16	163 ELM ST	CHAN KEN Y	CHAN DEBBIE M TBYE	159 ELM STREET	BRAINTREE	MA	02184
2002 0 17	8 10 VINTON AV	DEBRECZENI JENNIFER		8-10 VINTON AVE	BRAINTREE	MA	02184
2002 0 18	24 VINTON AV	FITZPATRICK THOMAS A	KEATING LINDA C	24 VINTON AVENUE	BRAINTREE	MA	02184
2002 0 19	25 VINTON AV	KEATING WILLIAM EDWARD	ROBERT R TASSINARI TRU	25 VINTON AVE	BRAINTREE	MA	02184
2002 0 2	265 ELM ST	TASSINARI ROBERT R TT		2069 WASHINGTON ST	BRAINTREE	MA	02184
2002 0 20	23 VINTON AV	NGUYEN MINH		23 VINTON AV	BRAINTREE	MA	02184
2002 0 21	21 VINTON AV	VENUTI ANTHONY J JR		21 VINTON AV	BRAINTREE	MA	02184
2002 0 22	17 VINTON AV	LOK HENRY G		17 VINTON AVE	BRAINTREE	MA	02184
2002 0 2A	ELM ST	BRAINTREE TOWN OF	LAND OF LOW VALUE	TOWN HALL	BRAINTREE	MA	02184
2002 0 3	245 ELM ST	YU XIAO Z/CHAN SHUI M TR	XYZ REALTY TRUST	245 ELM ST	Braintree	MA	02184
2002 0 5	205 ELM ST	BRAINTREE LODGE OF ELKS		205 ELM ST	BRAINTREE	MA	02184
2002 0 7	195 ELM ST	MAZZINI DANIELLE C	MAZZINI CHRISTOPHER L TI	195 ELM STREET	BRAINTREE	MA	02184
2002 0 8	8 ELM TR	STEELE PAUL R	STEELE DONNA J TBYE	36 ST CALIRE ST	BRAINTREE	MA	02184
2002 0 9	20 ELM TR	GRANT BONNIE E	GRANT ROBERT M	20 ELM TERRACE	BRAINTREE	MA	02184
2002 3A 304	255 ELM ST 304	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2005 0 2	78 RIVER ST	JAMESTOWN BUILDERS INC		928 W CHESTNUT ST	BROCKTON	MA	02301
2019 0 5	UNION ST	MBTA	REAL ESTATE DEPT	10 PARK PLAZA	BOSTON	MA	02116
2025 0 1C	242 ELM ST	BERGER ROBERT J	BERGER SARA W TBYE	242 ELM ST	BRAINTREE	MA	02184
2025 0 1D	250 ELM ST	PHAN TRAN	HO SUKYAN TBYE	250 ELM STREET	BRAINTREE	MA	02184
2025 0 1E	256 ELM ST	DIBONA RONALD	DIBONA KANG C	256 ELM ST	BRAINTREE	MA	02184
2025 0 25	24 LOWELL ST	FORZESE BART	FORZESE SUSAN TBYE	24 LOWELL ST	BRAINTREE	MA	02185
2025 0 26	216 ELM ST	CULKIN BARRY	CULKIN DEBORAH TBYE	216 ELM STREET	BRAINTREE	MA	02184
2025 0 27	19 CHARLES ST	ANDERSON DALE B		19 CHARLES ST	BRAINTREE	MA	02184
2025 0 3	234 ELM ST	MCCARTHY BRENDAN J	MCCARTHY KATHERINE L 1	234 ELM STREET	BRAINTREE	MA	02184
2025 0 34	196 ELM ST	ALL SOULS CHURCH OF BRAINTR	C/O REV FRANCIS ANDERSI	447 LIBERTY ST	BRAINTREE	MA	02184
2025 0 3501F	20 #1 CHURCH ST	FAGYAL ZOLTAN		20 CHURCH ST UNIT 20-1	BRAINTREE	MA	02184
2025 0 4	15 LOWELL ST	NEWCOMB GEORGE C JR	NEWCOMB JOAN S	15 LOWELL ST	BRAINTREE	MA	02184
2025 0 45	24 HAVEN RD	MCAVINN EDWARD	MCAVINN CAROLYN TBYE	24 HAVEN RD	BRAINTREE	MA	02184
2025 0 46	18 HAVEN RD	JOYCE PAUL R	JOYCE NICOLE M TBYE	18 HAVEN RD	BRAINTREE	MA	02184
2025 0 49	196 ELM ST	ALL SOULS CHURCH OF BRAINTR	C/O REV FRANCIS ANDERSI	447 LIBERTY ST	BRAINTREE	MA	02184
2025 0 5	27 29 LOWELL ST	WAGGETT FREDERICK		27 LOWELL ST	BRAINTREE	MA	02184

End of Report

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
2002 3A 101	255 ELM ST 101	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 102	255 ELM ST 102	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 103	255 ELM ST 103	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 104	255 ELM ST 104	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 201	255 ELM ST 201	BURLEIGH EVAN G		255 ELM ST # 201	BRAINTREE	MA	02184
2002 3A 202	255 ELM ST 202	ALESSANDRO GREGORY J TRS	CJ REALTY TRUST	65 CEDAR STREET	BRAINTREE	MA	02184
2002 3A 203	255 ELM ST 203	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 204	255 ELM ST 204	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 301	255 ELM ST 301	O'DONNELL BRENDA T		255 ELM ST UNIT 301	BRAINTREE	MA	02184
2002 3A 302	255 ELM ST 302	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 303	255 ELM ST 303	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188
2002 3A 304	255 ELM ST 304	TERRY & CURRAN LLC		PO BOX 1	WEYMOUTH	MA	02188

End of Report

RECEIVED TOWN CLERK
 BRAINTREE, MA
 2015 FEB -6 PM 2:56



#15-012

Office of the
Board of Assessors

ONE JOHN FITZGERALD KENNEDY MEMORIAL DRIVE

BRAINTREE, MASSACHUSETTS 02184

TEL: (781) 794-8050 • (781) 794-8056

FAX: (781) 794-8068

DATE: April 8, 2015

APPLICANT: National Grid

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 (E.S.)

Robert M. Cusack
Chairman

RECEIVED TOWN CLERK
BRAINTREE, MA
2015 APR -8 PM 1:45

Abutters List

#15-012

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
3044 0 10	36 HARBOR VILLA AV	WALKER PAUL S		36 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 13	HARBOR VILLA AV	BRAINTREE TOWN OF	SEWER DEPT	TOWN HALL	BRAINTREE	MA	02184
3044 0 14	HARBOR VILLA AV	BRAINTREE TOWN OF	ELECTRIC LIGHT DEPT	150 POTTER ROAD	BRAINTREE	MA	02184
3044 0 2	297 QUINCY AV	2 LYNN FIELDS PKY LLC	BRAINTREE ROUTE 53 LLC	297 QUINCY AVE	BRAINTREE	MA	02184
3044 0 21	HARBOR VILLA AV	BRAINTREE TOWN OF	ELECTRIC LIGHT DEPT	150 POTTER ROAD	BRAINTREE	MA	02184
3044 0 22	HARBOR VILLA AV	BRAINTREE TOWN OF	ELECTRIC LIGHT DEPT	150 POTTER ROAD	BRAINTREE	MA	02184
3044 0 29	HARBOR VILLA AV	BRAINTREE TOWN OF		TOWN HALL	BRAINTREE	MA	02184
3044 0 30	HARBOR VILLA AV	MAWN MICHELLE R		66 GLENROSE AV	BRAINTREE	MA	02184
3044 0 31	HARBOR VILLA AV	BRAINTREE TOWN OF	LAND TAKING	TOWN HALL	BRAINTREE	MA	02184
3044 0 34	HARBOR VILLA AV	BRAINTREE TOWN OF	LAND TAKING	TOWN HALL	BRAINTREE	MA	02184
3044 0 38	37 HARBOR VILLA AV	KIRBY JOSEPHINE C LE	KIRBY EDWARD J PAUL FR ^A	37 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 39	33 HARBOR VILLA AV	WEITZMAN LAURA E TRS	THE WEITZMAN FAMILY IRR	33 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 40	29 HARBOR VILLA AV	MCCABE ANDREW L		29 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 41	25 HARBOR VILLA AV	MCNIFF KEVIN P		25 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 42	21 HARBOR VILLA AV	SWAN JOHN B		21 HARBOR VILLA AVE	BRAINTREE	MA	02184
3044 0 44	15 HARBOR VILLA AV	WALKER SARA BETH TR	15 HARBOR VILLA AVENUE	15 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 45	11 HARBOR VILLA AV	WENTWORTH WILLIAM R	WENTWORTH YVONNE C	11 HARBOR VILLA AVE	BRAINTREE	MA	02184
3044 0 46	289 QUINCY AV	PILAT BALBINA	PILAT MIECZYSLAW TBYE	289 QUINCY AVE	BRAINTREE	MA	02184
3044 0 47	285 QUINCY AV	BRAINTREE HOUSING AUTHORITY		25 ROOSEVELT ST	BRAINTREE	MA	02184
3044 0 48	283 QUINCY AV	DULONG RONALD P	DULONG DIANE M	283 QUINCY AVE	BRAINTREE	MA	02184
3044 0 7	26 HARBOR VILLA AV	CHEN SHAO CHAN TAM		26 HARBOR VILLA AVENUE	BRAINTREE	MA	02184
3044 0 8	HARBOR VILLA AV	CATALDO JR PAUL A TR	CATALDO REALTY TRUST	639 WEST ST	WALPOLE	MA	02081
3044 0 9	HARBOR VILLA AV	LARACY ELIZABETH TR	THE LARACY FAM IRREV INI	34 HARBOR VILLA AVE	BRAINTREE	MA	02184
3051 0 14	286 290 QUINCY AV	2178 LLC		PO BOX 850972	BRAINTREE	MA	02185-0972
3051 0 15	276 QUINCY AV	K SPILLANE LLC	c/o DANIEL J QUIRK MGR	PO BOX 850972	BRAINTREE	MA	02185

End of Report

ABUTTERS LIST**HARBOR VILLA AVE.**

3044 0 45	11 HARBOR VILLA AV	Wentworth William R	11 Harbor Villa Ave	Braintree MA	02185
3044 0 44	15 HARBOR VILLA AV	Walker Sara Beth tr	15 Harbor Villa Ave	Braintree MA	02184
3044 0 42	21 HARBOR VILLA AV	Swan John B	21 Harbor Villa Ave	Braintree MA	02184
3044 0 41	25 HARBOR VILLA AV	Delaney Steven	25 Harbor Villa Ave	Braintree MA	02184
3044 0 7	26 HARBOR VILLA AV	Chen Shao Chan Tam	26 Harbor Villa Ave	Braintree MA	02184
3044 0 8	28 HARBOR VILLA AV	Mattie Maureen T Tt	28-30 Harbor Villa Ave	Braintree MA	02184
3044 0 40	29 HARBOR VILLA AV	Mccabe Andrew L	29 Harbor Villa Ave	Braintree MA	02184
3044 0 39	33 HARBOR VILLA AV	Weitzman Laura E Trs	33 Harbor Villa Ave	Braintree MA	02184
3044 0 9	34 HARBOR VILLA AV	Laracy Elizabeth tr	34 Harbor Villa Ave	Braintree MA	02184
3044 0 10	36 HARBOR VILLA AV	Walker Paul S	36 Harbor Villa Ave	Braintree MA	02184
3044 0 38	37 HARBOR VILLA AV	Kirby Josephine C le	37 Harbor Villa Ave	Braintree MA	02184
3044 0 34	HARBOR VILLA AV	Braintree Town Of	Town Hall	Braintree MA	02184
3044 0 31	HARBOR VILLA AV	Braintree Town Of	Town Hall	Braintree MA	02184
3044 0 30	HARBOR VILLA AV	Mawn Michelle R	66 Glenrose Av	Braintree MA	02184
3044 0 29	HARBOR VILLA AV	Braintree Town Of	Town Hall	Braintree MA	02184
3044 0 13	HARBOR VILLA AV	Braintree Town Of	Town Hall	Braintree MA	02184
3044 0 14	HARBOR VILLA AV	Braintree Town Of	150 Potter Rd	Braintree MA	02184
3044 0 21	HARBOR VILLA AV	Braintree Town Of	150 Potter Rd	Braintree MA	02184
3044 0 22	HARBOR VILLA AV	Braintree Town Of	150 Potter Rd	Braintree MA	02184

ABUTTERS**QUINCY AVE.**

3051 0 15	276 QUINCY AV	K Spillane Llc	Po Box 850972	Braintree MA	02185
3044 0 48	283 QUINCY AV	Dulong Ronald P	283 Quincy Ave	Braintree MA	02184
3044 0 47	285 QUINCY AV	Braintree Housing Authority	25 Roosevelt St	Braintree MA	02184
3051 0 14	286 QUINCY AV	2178 Llc	Po Box 850972	Braintree MA	02185-0972
3044 0 46	289 QUINCY AV	Pilat Balbina	289 Quincy Ave	Braintree MA	02184
3044 0 2	297 QUINCY AV	Braintree Route 53 Llc	297 Quincy Ave	Braintree MA	02184

Town of Braintree / Town Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Braintree** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 475 feet more or less of 2 inch gas main in Harbor Villa Ave., Braintree. From the existing 2 inch gas main at Quincy Ave., easterly to the end of the gas main at house #37. All of which to replace and abandon the existing 2 inch gas main in Harbor Villa Ave.

Date: April 8, 2015

By: 
Dennis K Regan
Permit Representative

Town of Braintree / Town Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Braintree** substantially as described in the petition date April 8, 2015 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Braintree** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

By: _____

Title

MN # 144-8502-713974

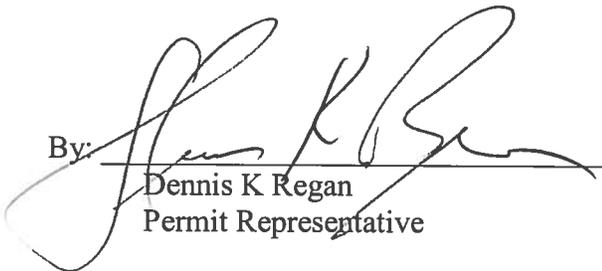
**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

Town of Braintree / Town Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Braintree** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 475 feet more or less of 2 inch gas main in Harbor Villa Ave., Braintree. From the existing 2 inch gas main at Quincy Ave., easterly to the end of the gas main at house #37. All of which to replace and abandon the existing 2 inch gas main in Harbor Villa Ave.

Date: April 8, 2015

By: 
Dennis K Regan
Permit Representative

Town of Braintree / Town Council:

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Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

By: _____

Title

MN # 144-8502-713974

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

- PRESSURE GAUGES ARE REQUIRED AT ALL MAINS FOR ALL THE-MS. REFER TO GCON-7810 PROCEDURE
- CHECK ELECTRONIC MAPPING SYSTEM FOR MOST CURRENT MAPPING INFORMATION.



ENGINEERING DESIGN - Proposed Scope of Work
11-07 HARBOR VILLA AV BRAintree, MA

All work of this project shall be in accordance with the Massachusetts State Regulations and standards for the design of electrical systems. The design shall be in accordance with the Massachusetts State Regulations and standards for the design of electrical systems. The design shall be in accordance with the Massachusetts State Regulations and standards for the design of electrical systems.



DATE	2/10/14	DESCRIPTION	CM
PROJECT	0280214	PROJECT	CM
NO. OF SHEETS	475	NO. OF SHEETS	475
NO. OF SHEETS	59451596	NO. OF SHEETS	59451596
NO. OF SHEETS	712814	NO. OF SHEETS	712814

nationalgrid

AVT/M

#15-013

Office of the
Board of Assessors

ONE JOHN FITZGERALD KENNEDY MEMORIAL DRIVE
BRAINTREE, MASSACHUSETTS 02184
TEL: (781) 794-8050 • (781) 794-8056
FAX: (781) 794-8068



DATE: April 8, 2015

APPLICANT: National Grid

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

(E.S.)

Robert M. Cusack
Chairman

2015 APR - 8 PM 1:45

RECEIVED TOWN CLERK
BRAINTREE, MA

Braintree Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1033 0 13	421 POND ST	PERROW GEORGE D/JOHANNA D	PERROW JOAN C	1453 QUINCY SHORE DR	QUINCY	MA	02169
1033 0 14	429 POND ST	AIELLO ROGER E TT	ROGER E AIELLO REVOCAB	24 FABIANO DRIVE	BRAINTREE	MA	02184
1033 0 16	12 KING HILL RD	FLYNN WILLIAM J	FLYNN ELIZABETH A TBYE	114 ADDISON STREET	BRAINTREE	MA	02184
1033 0 17	20 KING HILL RD	STEARNS ARTHUR F III	STEARNS LINDA TBYE	20 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 18	30 KING HILL RD	VERGETIS JAMES	VERGETIS PAMELA M	30 KINGHILL ROAD	BRAINTREE	MA	02184
1033 0 19	40 KING HILL RD	CUSHING WILLIAM R JR		40 KINGHILL ROAD	BRAINTREE	MA	02184
1033 0 20	48 KING HILL RD	CALARESE JOHN B JRIEMILY T LE	YANKUM ANN MARIE/FABIAI	48 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 20A	54 KING HILL RD	SCOLA ANTONIO C		54 KING HILL RD	BRAINTREE	MA	02184
1033 0 21	21 KING HILL RD	RODRIGUEZ NELSON E		21 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 21A	15 KING HILL RD	CANDURA MICHAEL A	CANDURA SHEILA B	15 KINGHILL RD	BRAINTREE	MA	02184
1033 0 22	33 KING HILL RD	AIELLO MARIE L		33 KING HILL RD	BRAINTREE	MA	02184
1033 0 23	41 KING HILL RD	AIELLO RONALD A	AIELLO KAREN F TBYE	41 KING HILL RD	BRAINTREE	MA	02184
1033 0 24	55 KING HILL RD	ALMY CHARLES B JR		55 KING HILL RD	BRAINTREE	MA	02184
1033 0 4	947 GRANITE ST	MESSINA RESIDENTIAL PROPERT		PO BOX 859059	BRAINTREE	MA	02185
1033 0 4B	937 GRANITE ST	JESKE MARK	JESKE ANNA TBYE	935 GRANITE ST	BRAINTREE	MA	02184
1033 0 5	951 GRANITE ST	LONGABARD PAUL T	HARVEY ROBERTA	951 GRANITE ST	BRAINTREE	MA	02184
1033 0 5A	11 KING HILL RD	LONGABARD PAUL T	HARVEY ROBERTA	11 KING HILL RD	BRAINTREE	MA	02184
1033 0 6	6 KING HILL RD	HEFFERNAN THOMAS J/TERRY TI	HEFFERNAN KRISTEN/KEVII	6 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 8	69 KING HILL RD	PREZIOSO RONALD F	PREZIOSO DAWN M	69 KING HILL RD	BRAINTREE	MA	02184
1033 0 8A	95 KING HILL RD	MCHUGH KERRY	MCHUGH ELENA M TBYE	95 KING HILL ROAD	BRAINTREE	MA	02184
1033 0 8B	75 KING HILL RD	CEDRONE LAURENCE		75 KING HILL ROAD	BRAINTREE	MA	02184
1037 0 10	411 POND ST	SIDEROPOULOS VASILIOS TRS	EVKOAL RLTY TRUST	P O BOX 873	LYNNFIELD	MA	01940
1037 0 11C	409 UN 1 POND ST	KILEY MARK S	KILEY PAMELA A		BRAINTREE	MA	02184
1068 0 1A	426 POND ST	BRAINTREE AFTER SCHOOL ENR		426 POND STREET	BRAINTREE	MA	02185

End of Report

15 - 0 13

ABUTTERS LIST

POND ST.

Map & Lot	Location	Owner	Address	City	State	Zip
1037 0 11C	409 POND ST	Kiley Mark S	21 Messina Woods Dr	Braintree	MA	02184
1037 0 10	411 POND ST	Sideropoulos Vasilios Trs	P O Box 873	Lynnfield	MA	01940
1033 0 13	421 POND ST	Perrow George D/Johanna D le	1453 Quincy Shore Dr	Quincy	MA	02169
1068 0 1A	426 POND ST	Braintree After School Enrchmt	426 Pond Street	Braintree	MA	02185
1033 0 14	429 POND ST	Aiello Roger E Tt	24 Fabiano Drive	Braintree	MA	02184

ABUTTERS

GRANITE ST.

1033 0 4B	937 GRANITE ST	Consentino Norene Le	935 Granite St	Braintree	MA	02184
1033 0 4	947 GRANITE ST	Messina Residential Properties Llc	Po Box 859059	Braintree	MA	02185
1033 0 5	951 GRANITE ST	Longabard Paul T	951 Granite St	Braintree	MA	02184

ABUTTERS LIST

KING HILL RD.

<u>Map & Lot</u>	<u>Location</u>	<u>Owner</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
1033 0 6	6 KING HILL RD	Heffernan Thomas J/terry tbye	6 King Hill Rd	Braintree	MA	02184
1033 0 5A	11 KING HILL RD	Longabard Paul T	11 King Hill Rd	Braintree	MA	02184
1033 0 16	12 KING HILL RD	Flynn William J	114 Addison St	Braintree	MA	02184
1033 0 21A	15 KING HILL RD	Candura Michael A	15 King Hill Rd	Braintree	MA	02184
1033 0 17	20 KING HILL RD	Stearns Arthur F Iii	20 King Hill Rd	Braintree	MA	02184
1033 0 21	21 KING HILL RD	Rodriguez Nelson E	21 King Hill Rd	Braintree	MA	02184
1033 0 18	30 KING HILL RD	Vergetis James	30 King Hill Rd	Braintree	MA	02184
1033 0 22	33 KING HILL RD	Aiello Marie L	33 King Hill Rd	Braintree	MA	02184
1033 0 19	40 KING HILL RD	Cushing William R Jr	40 King Hill Rd	Braintree	MA	02184
1033 0 23	41 KING HILL RD	Aiello Joseph W	41 King Hill Rd	Braintree	MA	02184
1033 0 20	48 KING HILL RD	Calarese John B Jr/emily T le	48 King Hill Rd	Braintree	MA	02184
1033 0 20A	54 KING HILL RD	Scola Antonio C	54 King Hill Rd	Braintree	MA	02184
1033 0 24	55 KING HILL RD	Aiello Marie/joseph	55 King Hill Rd	Braintree	MA	02184
1033 0 8	69 KING HILL RD	Prezioso Ronald F	69 King Hill Rd	Braintree	MA	02184
1033 0 8B	75 KING HILL RD	Cedrone Laurence	75 King Hill Rd	Braintree	MA	02184
1033 0 8A	95 KING HILL RD	Mchugh Kerry	95 King Hill Rd	Braintree	MA	02184

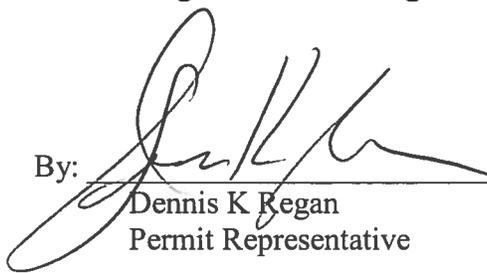
PETITION OF NATIONAL GRID FOR GAS MAIN LOCATIONS # 15 - 0 1 3

Town of Braintree / Town Council:

The Nationalgrid hereby respectfully requests your consent to the locations of mains as hereinafter described for the transmission and distribution of gas in and under the following public streets, lanes, highways and places of the **Town of Braintree** and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and accomplish the objects of said Company; and the digging up and opening the ground to lay or place same:

To install and maintain approximately 830 feet more or less of 2 inch gas main in King Hill Rd., Braintree. From the existing 2 inch gas main at house # 54, easterly to the existing 2 inch gas main at Pond St. All of which to replace and abandon the existing 1 ½ and 2 inch gas mains in King Hill Rd.

Date: April 8, 2015

By: 
Dennis K Regan
Permit Representative

Town of Braintree / Town Council:

IT IS HEREBY ORDERED that the locations of the mains of the Nationalgrid for the transmission and distribution of gas in and under the public streets, lanes, highways and places of the **Town of Braintree** substantially as described in the petition date April 8, 2015 attached hereto and hereby made a part hereof, and of the pipes, valves, governors, manholes and other structures, fixtures and appurtenances designed or intended to protect or operate said mains and/or accomplish the objects of said Company, and the digging up and opening the ground to lay or place same, are hereby consented to and approved.

The said Nationalgrid shall comply with all applicable provisions of law and ordinances of the **Town of Braintree** applicable to the enjoyment of said locations and rights.

Date this _____ day of _____, 20____.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20____.

By: _____

Title

MN # 144-8502-713970

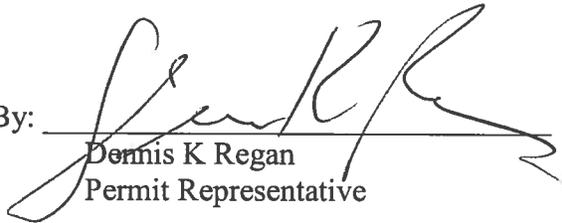
**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

Town of Braintree / Town Council:

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Date this _____ day of _____, 20__.

I hereby certify that the foregoing order was duly adopted by the _____ of the City of _____, MA on the _____ day of _____, 20__.

By: _____

Title

MN # 144-8502-713970

**RETURN ORIGINAL TO THE PERMIT SECTION
NATIONAL GRID
40 SYLVAN RD, WALTHAM, MA 02451
RETAIN DUPLICATE FOR YOUR RECORDS**

15 014 Mayor: FY2016 Operating Budget

15 015 Mayor: FY2016 Budget Community Preservation Committee

15 016 Mayor: FY2016 Revolving Accounts

**Mayor to provide overview of proposed
FY2016 Operating Budget.**

Documents for the above three Orders can be found in your hard copy of the FY2016 Operating Budget Book.