

TOWN OF BRAINTREE

IN COUNCIL

ORDER NO: 12 049

DATE: October 15, 2012

ORDERED: Town Council

APPLICATION FOR REZONING – 107 Hancock Street

At the request of Dr. Vincent Pattavina and Mrs. O. Frances Pattavina, Trustees of Hancock Street Realty Trust, owner of 107 Hancock Street, Braintree, MA, that the Town Council vote to amend the Town's Zoning Map, as most recently amended, by re-zoning from Residence B Zoning District to General Business Zoning District a portion of the lot commonly known as 107 Hancock Street in Braintree and identified on the Town of Braintree Assessors Map 1009, Plot 68. The entire parcel contains approximately 44,049 square feet of land, of which 30,166 square feet of land is currently within the Residence B Zoning District and the balance of 13,883 of land is within a General Business Zoning District. The portion of the parcel to be re-zoned to the General Business Zoning District is the 30,166 SF portion of the lot currently within the Residence B Zoning District, as shown on a plan entitled "Zoning Change Plan, 107 Hancock Street, Braintree, MA 02184" prepared for 107 Hancock, LLC, 232 West Street, Braintree, MA, dated August 17, 2012, prepared by Alpha Surveying and Engineering Inc. as submitted with the petitioner's application for re-zoning filed with the Town Council on October 15, 2012, as on file with the Office of the Town Clerk, and as described as follows:

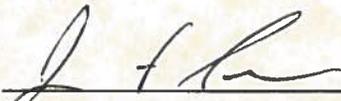
Legal Description of 107 Church Street, Braintree:

A certain parcel of land situated in Braintree, Norfolk County, Massachusetts, now being know and numbered as 107 Hancock Street, being shown on a certain map entitled "Zoning Change Plan", duly recorded with Norfolk Deeds as Plan No. 732 of 1987, in Book 370, bounded and described as follows: Beginning at a point on the southerly lot line being $S76^{\circ} 12'12''W$ ninety-eight (98) feet more or less from the drill hole previously mentioned on the west side of Hancock Street thence; $S76^{\circ} 12'12''W$ (88) feet more or less, being and overall distance of one hundred eighty-five and fifty-seven hundredths (185.57) feet, thence; $S59^{\circ} 49'00''W$ twenty-four and eighty-six hundredths (24.86) feet to a mag spike set, thence; $N24^{\circ} 48'33''W$ one hundred ten and twenty-seven hundredths (110.27) feet to an iron rod with a cap set, thence; $N00^{\circ} 26'00''W$ sixty-seven and ninety-three hundredths (67.93) feet to an iron rod with a cap set, thence; $N63^{\circ} 04'13''E$ forty-six and eleven hundredths (46.11) feet to an iron rod with a cap set, thence; $N14^{\circ} 15'55''W$ ninety-six and eight-six hundredths (96.86) feet to an iron rod with a cap set, thence; $N74^{\circ} 37'30''E$ seventy-two and twenty-one hundredths (72.21) feet to a stone post with a drill hole found, thence; $S01^{\circ} 18'05''E$ one hundred fifteen and ninety hundredths (115.90) feet to an iron rod with a cap set, thence; $N87^{\circ} 18'26''E$ sixty-three (63) feet more or less to a corner, thence; $S00^{\circ} 26'00''E$ one hundred fifty-six (156) feet more or less to the point of beginning. Said portion of the LOT contains $30.166 \pm$ S.F. meaning and intending to describe that portion of Assessors Map 1009 Lot 68 which is not currently zoned as General Business.

YEAS: Bowes, Clifford, DeNapoli, Dingee, Joyce, Kokoros, Mullaney, Powers, Ryan
NAYS: Bowes, Clifford, DeNapoli, Dingee, Joyce, Kokoros, Mullaney, Powers, Ryan
ABSENT: Bowes, Clifford, DeNapoli, Dingee, Joyce, Kokoros, Mullaney, Powers, Ryan

Passed in Council: February 26, 2013
Presented to Mayor: February 27, 2013
A True Copy, Attest:

February 20, 2013
Date Approved



Joseph F. Powers, Town Clerk



Joseph C. Sullivan, Mayor