



**Mayor
Charles C. Kokoros**

Department of Planning and Community Development

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ZONING BOARD of APPEALS

Steven Karll, Chair
Michael Ford, Member
Richard McDonough, Member
Gary Walker, Alternate
Tim Burke, Alternate

Zoning Board of Appeals Agenda Monday, January 24, 2022 Johnson Chambers – Town Hall 1 JFK Memorial Drive 7:00 PM

NEW BUSINESS

Petition #21-30

540 Granite Street

Heather Dudko, Applicant, on Behalf of Chase Bank, for relief from Bylaw Requirements under Chapters 135-407 and 135-904.1, for the installation of a 14.1 Ft x 2.63 Ft (37 Square Feet) Wall Sign and 2 wall signs (5.2 Square Feet) of directional signage. The Applicant seeks a Variance as no more than one wall sign is allowed in a General Business Zone. The property is located at 540 Granite Street, Braintree, and is zoned General Business District as shown on Assessors Map 2040 Plot 3A with a land area of 25,265 Square Feet.

Petition #21-31

36 Watson Street

Matthew McLean, Applicant, for relief from Bylaw Requirements under Chapters 134-403 and 135-701 for the construction of an 18 Ft x 20 Ft (360 Square Feet Footprint) two story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed addition will have a Side Yard Setback of 6.4 Feet where 0.85 Feet is existing and 10 Feet is required. The property is located at 36 Watson Street, Braintree, and is zoned Residence B as shown on Assessors Map 2011 Plot 68 with a land area of 5,000 Square Feet.

Petition #19-13

144 Allen Street

Mark Bogan FBO1444 MPB Nominee Trust through Brian Palmucci, Applicant, for Relief from Bylaw Requirements under Chapter 135-308, 135-407, and 135-701, for the construction of a 82 Ft x 48 Ft (7, 872 Square Feet) 2.5 Story commercial building, consisting of six (6) contractor bays. The Applicant seeks Variances to construct on a Commercial Zoned Lot that does not meet the dimensional requirements. The prior decision issued on May 20, 2019 for the aforementioned relief was never exercised and thus lapsed. The property is located at 144 Allen Street, Braintree, and is within a Residential B and Commercial Zoning Districts, as shown on Assessors Map 3008 Plot 3 and contains a land area of 22,364 Square Feet.

Petition #19-19

16-18 Pearl Street

James Cranston, Applicant, on behalf of the property owner, McDonalds Real Estate Co., for Relief from Bylaw Requirements under Chapters 135-407, 135-613, 135-904.1, 135-904.6 and 135-905 to remove and replace the existing 34 Square Feet front wall sign, install two (2) new 14 Square Foot Wall Signs, and two (2) new directional signs. The Applicant seeks Variances for the proposed signage. The prior decision issued on June 24, 2019 for the aforementioned relief was never exercised and thus lapsed. The property is located at 16-18 Pearl Street, and is zoned General Business District and within the Village Overlay District, as shown on Assessors Map 1006 Plot 31 with a land area of 25,600 Square Feet.

Approval of Meeting Minutes: October 25, 2021; November 22, 2021; December 20, 2021

The Application materials may be reviewed at the Zoning Board of Appeals homepage on the Town's Website <https://braintreema.gov/335/Zoning-Board-of-Appeals> or at the Planning and Community Development Department at 1 JFK Memorial Dr. (Town Hall) Monday, Wednesday, Thursday, (8:30 AM- 4:30 PM), Tuesday (8:30 AM – 7 PM) and Friday (8:30 AM- 1 PM).