



# **BRAINTREE ZONING BOARD OF APPEALS**

*Chairman Stephen Karll*

## **BRAINTREE, MASSACHUSETTS AGENDA January 27, 2020**

The Zoning Board of Appeal will meet on **Monday, January 27, 2020 at 7:00 P.M.** at Town Hall, in the Cahill Auditorium, located at One JFK Memorial Drive, Braintree, Massachusetts 02184 to conduct the following items of business and hear the following petitions:

### **NEW PUBLIC HEARINGS**

#### **Petition #20-01**

##### **121 Pearl Street**

Anna Haluch of Pro Sign Graphics, 65 Belmont Street, South Easton, MA 02375 for relief from Bylaw requirements under Chapter 135-407, 904.2 and 905 for the installation of a 4' X 14.3' 57.3 Sq. Ft. additional wall sign within the existing Shopping Plaza. The applicant seeks a variance for the proposed sign that exceeds the requirements for wall signs in a Highway Business Zone. The property is located at 121 Pearl Street, Braintree, MA 02184 and is zoned Highway Business District, as shown on Assessors Map 1030 Plot 9, and contains a land area of +/- 8.86 Acres.

#### **Petition #20-02**

##### **297 Quincy Avenue**

Anna Haluch, Pro Sign Graphics, 65 Belmont Street, South Easton, MA 02375 for relief from Bylaw requirements under Chapter 135-407, 904.1, 904.5 and 905 for the Installation of a Wall Sign (1.5' X 6' 9 Sq. Ft.), 3 Channel Letter Canopy Signs (2.6' X 8.82' 23.52 Sq. Ft./Sign, 70.57 Total Sq. Ft.) and a Free Standing Ground Sign (20' X 7.5', 150 Sq. Ft) for the Existing Gasoline Station. The applicant seeks a variance for the proposed signage that exceeds the requirements for Gasoline Service Station in a General Business Zone. The property is located at 297 Quincy Avenue, Braintree, MA 02184 and is zoned General Business District as shown on Assessors Map 3044 Plot 2, and contains a land area of +/- 26, 364 Sq. Ft.

#### **Petition #20-03**

##### **77 Armstrong Circle**

Minh Van, 50 Stonecrest Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135-402, 403, 407, 609 and 701 to construct a new 16.8' X 26' (436.8 Sq. Ft.) addition and a full second story addition over the existing dwellings footprint of 1,548.27 Sq. Ft. The existing lot is deficient in regards to Lot Size and Lot Width. The Applicant seeks a permit, variance and/or finding that the proposed project is not substantially more detrimental to the neighborhood. The property is located at 77 Armstrong Circle and is Zoned Residence B Watershed as shown on Assessors Map 1069 Plan 29 with a land area of +/- 7,500 Sq. Ft.

#### **Petition #20-04**

##### **530 West Street**

Kevin Petrovic, Ready Spaces, 530 West Street, Braintree, MA 02184 for relief from Bylaw Requirements under Chapter 135-102, 202, and 601 to Appeal the determination of the Building Inspector that the use classified for the business is Warehouse (Use By Right in a Commercial Zone) and not Modular Storage (Use requires a Special Permit in a Commercial Zone). The property is located at 530 West Street, Braintree, MA 02184 and is zoned Commercial Watershed District, as shown on Assessors Map 2049 Plot 3 with a land area of approximately 19.5 +/- Acres.

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*Reasonable accommodations will be provided for persons with disabilities. To request accommodations, please call Braintree's ADA Coordinator at 781-794-8327 at least seven business days in advance. Arrangements will be provided at no cost.*

### **Petition #20-05 - 175 Campanelli Drive**

Stephen Musser, EdgeGen and David Kelly, Kelly Engineering Group, 0 Campanelli Drive, Braintree, MA 02184 for relief from Bylaw Requirements 135-407, 609, and 701 to construct two generators (approximately 18,000 Sq. Ft. in total) to provide service to the existing Warehouse and Manufacturing Facility. The proposed generators will increase the Non-Conforming Building Coverage on site. The Applicant seeks a Variance. The property is located at 175 Campanelli Drive, is zoned Commercial Watershed as shown on Assessors Map 1034 Plot 1 with a land area of approximately 20.8+/- Acres.

### **CONTINUED PUBLIC HEARINGS**

#### **Petition #19-37(*The Petitioner has submitted a request to Withdraw the Petition Without Prejudice*)**

##### **219-221 Shaw Street**

219-221 Shaw Street LLC, with a business address of 168 Franklin Street, Braintree, MA 02184 property owner of 219-221 Shaw Street, Braintree, MA 02184 for relief from the Braintree Zoning Bylaw requirements under Chapter 135-402, 135-403, and 135-701 to demolish a pre-existing non-conforming Two-Family Dwelling and reconstruct a Two-Family Dwelling with a footprint of 1,872 Square Feet. The Applicant proposes to reconstruct the Two-Family Dwelling on a Non-conforming lot as 15,000 Square Feet is required and 12,694 Square Feet is provided. The project includes associated landscaping, parking and utilities for the Two-Family Dwelling. The Applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 219-221 Shaw Street and is zoned General Business District as shown on Assessors Map 3010 Plot 9A with a Land Area of 12,694 Square Feet.

##### **Petition #19-40 - 48 Newton Avenue**

Paul Segota and Claire McCormick, 48 Newton Avenue, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135- 403,407 and 701 for 48 Newton Avenue (Plot 103) and proposed adjacent land (Plot 35), which are combined for zoning purposed due to common ownership and can be separate lots with zoning relief. Plot 103 (#48 Newton Avenue) would be 6,590 SF and maintain the existing single family dwelling. Plot 35 (vacant land) would be 6,443 SF and provide a new two story, single family dwelling (+/- 925 SF building footprint with 144 SF deck). The existing and proposed lots are deficient with regard to lot size, width and front yard setback. The applicant seeks a permit, variance and /or finding that the proposed project is not substantially more detrimental to the neighborhood. The properties are located at 48 Newton Avenue and Plot 9, Braintree, MA 02184 and are within a Residence B Zoning District, as shown on Assessors Map 3050 Plot 103 and Assessors Map 3052 Plot 25, and contains a combined land area of +/- 13,039 SF.

### **OTHER BUSINESS**

**Comprehensive Permit Application (Chapter 40B) that includes an Approval Not Required Subdivision Plan** from 383 Washington Street LLC. The Applicant is proposing to construct a 70-Unit Multi-Family Residential (Rental) "Parkside Apartments" building along with associated drainage, utility, parking, access, landscaping and lighting improvements on a proposed lot of 93,866 Square Feet. The properties at 383 Washington Street, Storrs Avenue and the way known as "Alves Avenue" are all Zoned General Business within the Village Overlay District and are identified on Assessor's Plan 2028 as Plot 31 and 32-A.

**Comprehensive Permit Application (Chapter 40B) that includes an Approval Not Required Subdivision Plan** from 383 Washington Street LLC. The Applicant is proposing to construct eight (8) Townhouse Style Residential Units (Ownership) "Parkside Condominiums" in two (2) buildings along with associated drainage, utility, parking, access, landscaping and lighting improvements on a proposed lot of 20,327 Square Feet. The properties at 383 Washington Street, Storrs Avenue and the way known as "Alves Avenue" are all Zoned General Business within the Village Overlay District and are identified on Assessor's Plan 2028 as Plot 31 and 32-A.

##### **Petition #19-36**

##### **107 Hancock Street and 99 Hancock Street**

Arista Development LLC is seeking relief from the Zoning Bylaw Sections 135-407, 135-701 and 135-705 to construct a 4-Story, 35 Unit Residential Building on a 50,857 Sq. Ft. Development Site. The Residential Building and Site will not comply with the Density or Open Space requirements pursuant to 135-705 or the Maximum Number of Stories pursuant to 135-701. The Applicant seeks variance(s) to exceed these zoning requirements. The property owned by Hancock Realty Trust at 107 Hancock Street is 44,050 Sq. Ft. is zoned General Business and is shown on Assessors Map 1009 as Plot 68. The Property owned by B & F Hancock Street LLC at 99 Hancock Street is 6,807 Sq. Ft. is Zoned General Business and Residence B (See 135-306) and is shown on Assessors Map 1009 as Plot 64.

**Approval of Meeting Minutes for ZBA Meetings on August 1, 2019, September 23, 2019, October 7, 2019 and October 23, 2019.**

*Any other matters which the Chairman did not reasonably anticipate at the time of posting the meeting.*

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