



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

February 25, 2019

The Zoning Board of Appeal will meet on Monday, February 25, 2019 at 7 P.M. at Town Hall, Johnson Chambers, One JFK Memorial Drive, Braintree, Massachusetts 02184 to conduct the following items of business and hear the following petitions:

OLD BUSINESS:

Petition #18-17

460R Pond Street (Laura & Brian McGourty)

Petition #18-38

285-287 Washington Street (Offices at 285 Washington Street Braintree LLC)

NEW PETITIONS:

Petition #19-01

5 Meadowbrook Road (Formerly 14 Meadowbrook Road)

Liberty Realty Development, Inc. (Robert Gabriel), 20 Christina Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing one (1) story, single family dwelling (+/- 1,296 sq. ft. building footprint) and construct a new, two (2) story single family dwelling (+/- 1,438 sq. ft. building footprint); property is pre-existing nonconforming with regard to lot area and width. The applicant seeks a permit, variance and/or finding that the proposed project is not more detrimental to the neighborhood. The property is located at 5 Meadowbrook Road, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 1006, Plot 67, and contains a land area of +/- 9,162 sq. ft.

Petition #19-02

825 Granite Street

Richard Goodick c/o Indus, 825 Granite Street, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 903, 904.3 to install 8 ft. illuminated wall signage that would exceed the total allowable height. The applicant seeks variances and/or findings that the proposed project will not be more detrimental to the neighborhood. The property is located 825 Granite Street, Braintree, MA 02184 and is within Watershed Residence B/Watershed Commercial Zoning Districts, as shown on Assessors Map 1032, Plot 3B, and contains a land area of +/- 9.14 acres.

APPROVAL OF MINUTES:

Acceptance of January 28, 2019 Zoning Board of Appeals hearing minutes.

OTHER BUSINESS:

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