



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, February 27, 2023
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM

NEW BUSINESS 7:00 PM

Petition #23-04
9 Thompson Road

Matt McCarthy, Applicant, for relief from Bylaw Requirements under Chapters 135-403 and 135-701 to construct a front porch and a second story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks Findings to construct the second story addition within the Non-Conforming Front Yard Setback of 19 Feet and to alter the Non-Conforming Front Yard Setback from 19 Feet to 12 Feet to construct a front porch (20 Feet is required). The property is located at 9 Thompson Road, Braintree, is zoned Residence B as shown on Assessors Map 3007 Plot 10 with a Land Area of 7,251 Square Feet.

Petition #23-05
15 Bayberry Lane

Paul and Beth Brennan, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-609 and 135-701 to construct a two story addition to the Single Family Dwelling. The Applicant seeks a variance as the proposed Side Yard Setback is 6.6 Feet where 10 Feet is required and 10.5 Feet is existing. The property is located at 15 Bayberry Lane, Braintree, and is zoned Residence B and within the Watershed Protection Overlay District as shown on Assessors Map 1056 Plot 63B with a Land Area of 19,502 Square Feet.

Petition #23-06
865 Washington Street

(The Applicant has requested to withdraw the Petition without prejudice)

Heather Hopkins Dudko, Philadelphia Sign Co., Applicant, for Relief from Bylaw Requirements under Chapters 135-407, 135-904.1, 135-904.6 and 135-905 to construct a 19 Square Foot wall sign. The Applicant seeks a Variance as no more than one wall sign is allowed in a General Business District. The property is located at 865 Washington Street, Braintree and is zoned General Business and within the Village Zoning Overlay District as shown on Assessors Map 1011 Plots 28, 29, 30, 30A and 31 with a Land Area of 51,126 Square Feet.

Petition #23-07
20-60 Forbes Road

Heather Hopkins Dudko, National Sign Corp., Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-904.2 and 135-905 to construct a 19 Square Foot wall sign. The Applicant seeks a Variance as the proposed sign exceeds the requirements for wall signage on site within a Highway Business Zone. The property is located at 20-60 Forbes Road, Braintree, and is zoned Highway Business Zone as shown on Assessors Map 2043 Plot 1 & 1A with a land area of 10.1 Acres.

Petition #23-08
45 Pleasant View Avenue

Wei Hua Xiong, Applicant, for relief from Bylaw Requirements under Chapters 135-403 and 135-701 to construct a second story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed addition is within the Non-Conforming Side Yard Setback of 6.2 Feet where 10 Feet is required. The property is located at 45 Pleasant View Avenue, Braintree, and is zoned Residence B as shown on Assessors Map 3043 Plot 14 with a land area of 4,856 Square Feet.

ADMINISTRATIVE ITEMS

Introduction of New Staff Member: Matthew Giordano, Zoning Planner

Approval of Meeting Minutes: January 23, 2023.

Master Plan Update

March 15 Technical Working Sessions Day 1

4:30-6:30PM

- Natural Resources / Cons. + Sustainability - Led by Jenn
- Public Facilities - Led by Eric/Chris, RKG Associate

7-9PM

- Economic Growth - Led by Eric/Chris + Jenn

March 16 Technical Working Sessions Day 2

4:30-6:30PM

- Traffic & Transportation - Led by Juliet, Kittelson Associates

7-9PM

- Housing - Led by Jenn

For More Information and to Follow the Progress of the Braintree Master Plan visit

<https://tinyurl.com/braintreemasterplan>

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).

****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.****