



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS

AGENDA

March 22, 2021

The following Petitions will be heard by the Zoning Board of Appeals on **Monday, March 22, 2021**, at 7:00 P.M. and will be conducted remotely VIA ZOOM in accordance with Governor Baker's March 12, 2020 Order. Said order suspended the provisions of the Open Meeting Law to promote public health and social distancing. This Public Hearing will not be conducted in an open, publicly accessible place. Instead public access to the hearing and deliberations will be achieved by adequate, alternative means that allow the public to follow the proceeding in a third party communication technology that is readily accessible to the public via the internet and telephone.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82029694956>

Dial: +1 301 715 8592

Webinar ID: 820 2969 4956

NEW PETITIONS

Petition 21-02

320 Wood Road (*This matter will be opened and continued without testimony*)

Jason Parillo of Back Bay Sign Company, Applicant, for Relief from Bylaw Requirements under Chapter 135-407, 135-904.2 and 135-905 of the Braintree Zoning Bylaw. The Applicant seeks authorization from the Zoning Board of Appeals for an unpermitted secondary ground sign (21 Feet High, Sign Cabinet of 76.8 Square Feet combined) along a major artery. The Applicant also seeks variances to install said secondary ground sign with a digital messaging board for advertising of the commercial tenant. The property is located at 320 Wood Road, Braintree, MA, and is zoned Highway Business District as shown on Assessors Map 2053C Plot 1G with a land area of 3.39 Acres.

Petition 21-03

39 Columbus Ave

Raymond Wong, Applicant, for Relief from Bylaw requirements under Chapter 135-403 and 135-701 to construct a second story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding to construct the addition along a Non-Conforming Side Yard Setback of 6.4 Feet where 10 Feet is required and a Non-Conforming Front yard Setback of 17.4 Feet where 20 Feet is required. The property is located at 39 Columbus Ave, Braintree, MA and is shown on Assessors Map 1027 Plot 60 with a land area of 5,000 Square Feet.

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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 21-04
134 Edgehill Road

Jay Goodrich, Applicant, for Relief from Bylaw Requirements under Chapter 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 a Finding for the Front Porch in order to alter and extend the Non-Conforming Front Yard Setback from 16.5 Feet to 14.3 Feet where 20 Feet is required and to extend the Non-Conforming Side Yard Setback to 8.6 Feet where 6.3 Feet is existing and 10 feet is required. The Applicant also seeks a Finding to construct the second story addition along a Non-Conforming Front Yard Setback of 19.3 Feet where 20 Feet is required and a Non-Conforming Side Yard Setback of 6.3 Feet where 10 Feet is required. The property is located at 134 Edgehill Road, Braintree, MA and is zoned Residence B as shown on Assessors Map 3037 Plot 34 with a land area of 5,500 Square Feet.

Petition #21-05
275 Hancock Street

Best Price Signs and Printing, Applicant, for Relief from Bylaw Requirements under Chapter 135-407, 135-903 and 135-905 for the installation and legalization of; two (2) canopy wall signs 10 Feet x 2.5 Feet (25 Square Feet, 50 Square Feet total), a 6 Feet x 5 Feet (30 Square Feet) 15 Ft High Ground Sign with LED lights, and a 8 Feet x 4 Feet (32 Square Feet) Illuminated wall sign to the existing building and gasoline service station. The Applicant seeks Variances for the requested signage. The property is located at 275 Hancock Street, Braintree, MA, and is zoned Residence B as shown on Assessors Map 1046 Plot 29A with a land area of 37,600 Square Feet.

NEW BUSINESS

Discussion: Zoning Amendment to Remove Braintree Zoning Bylaw Section 135-407(E)

Approval of Meeting Minutes: August 24, 2020

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).