



BOARD OF APPEAL UNDER THE ZONING BY - LAW

BRAINTREE, MASSACHUSETTS

AGENDA

March 25, 2019

The Zoning Board of Appeal will meet on Monday, March 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460R Pond Street (Laura & Brian McGourty) - Proposed to be Withdrawn

Petition #18-38

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

NEW PETITIONS:

Petition #19-03

242 Hayward Street & Vacant Land

Kevin and Lauren Sweeney, 15 Grove Circle, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-306, 403, 407, 701 and 705 for 242 Hayward Street (Plot 145B) and adjacent vacant land (Plot 145C), which are combined for zoning purposes due to common ownership and can be separate lots with zoning relief. Plot 145B (#242 Hayward Street) would be 12,937 sq. ft. and maintain an existing three-family dwelling. Plot 145C (Vacant Land) would be 10,502 sq. ft. and provide a new two-family dwelling with attached two car garage (+/- 2,783 sq. ft. building footprint). The existing and proposed lots are deficient with regard to lot size, frontage, width and depth. The existing and proposed structures are deficient with regard to front and side yard setbacks, number of units allowed and open space per dwelling unit. 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 242 Hayward Street and Plot 145C, Braintree, MA 02184 and are within a Residence B/Residence C Zoning District, as shown on Assessors Map 3050, Plot 145B & 145C, and contains a combined land area of +/- 23,439 sq. ft.

Petition #19-04

22 Amherst Road

Robert G. McCarthy, 57 Susan Road, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-403 and 701 to demolish existing two (2) story, single family dwelling (+/- 1,264 sq. ft. building footprint) at 22 Amherst Road and construct a new, two (2) story single family dwelling (+/- 1,968 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 substantially more detrimental to the neighborhood. The property is located at 22 Amherst Road, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 1098, Plot 33, and contains a land area of +/- 8,103 sq. ft.

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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 #19-05**62 Nicholas 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 construct a new, two (2) story single family dwelling (+/- 1,468 sq. ft. building footprint) at 62 Nicholas Road; 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 62 Nicholas Road, Braintree, MA 02184 and is within a Residence B Zoning District, as shown on Assessors Map 2087, Plot 54, and contains a land area of +/- 8,400 sq. ft.

Petition #19-06**115 Messina Drive**

Boston Air Systems c/o Jay Blazo, 115 Messina Drive, Braintree, MA 02184 for relief from Bylaw requirements under Chapter 135, Sections 135-407, 609 and 701 to modify ZBA Decision No. 18-41 to allow for an increase in building coverage from 32.6% to 33.2% due to an increase in size of the rear warehouse addition. 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 115 Messina Drive, Braintree, MA 02184 and is within a Watershed Commercial Zoning District, as shown on Assessors Map 1059, Plot 5L, and contains a land area of +/- 53,760 sq. ft.

Petition #19-07**9-11 Pond Street**

Brian Tanguy, 15 Summer Street, Weymouth, MA 02188 (Property owner: Hau Nguyen) for relief from Bylaw requirements under Chapter 135, Sections 135-403, 601, 609 and 701 for rear addition (additional 192 sq. ft. building footprint) to a pre-existing nonconforming two-family dwelling; lot is pre-existing nonconforming with regard to lot area, width and front/left side yard setbacks. The applicant seeks variances and/or findings that the proposed project will not be more detrimental to the neighborhood. The property is located 9-11 Pond Street, Braintree, MA 02184 and is within Watershed Residence B/Residence B Zoning Districts, as shown on Assessors Map 1010, Plot 14, and contains a land area of +/- 10,829 sq. ft.

APPROVAL OF MINUTES:

Acceptance of February 25, 2019 Zoning Board of Appeals hearing minutes.

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