



**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, April 25, 2022 Johnson Chambers – Town Hall 1 JFK Memorial Drive 7:00 PM**

### **NEW BUSINESS 7:00 PM**

#### **Petition #22-09**

##### **421 Quincy Avenue**

Poyant Signs, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-904.2, 135-905 for the installation of two wall signs and a digital menu board to the Fast Food Restaurant. The Applicant seeks a variance for the proposed signs that exceed the requirements for wall signs in a Highway Business Zone and a Variance for the illumination of the digital menu board. The property is located at 421 Quincy Avenue, Braintree, and is zoned Highway Business District as shown on Assessors Map 3046 Plot 3 with a Land Area of 45,002.

#### **Petition #22-10**

##### **190 Quincy Avenue**

190 Quincy Avenue LLC, Applicant, for relief from Bylaw Requirements under Chapters 135-306, 135-407, 135-701, 135-707, 135-806 and 135-808 to construct a 306 Square Foot single story addition to the existing retail building. The applicant seeks a variance as the proposed structure will have a Rear Yard Setback of 11.3 Feet where 20 Feet is required. The Applicant also seeks a variance for the required amount of parking for the retail use as 17 Parking Spaces are existing and 18 Parking Spaces are required. The property is located at 190 Quincy Avenue, Braintree, and is zoned General Business District and Residence B as shown on Assessors Map 3052 Plot 89 with a Land Area of 15,178 Square Feet.

#### **Petition #22-11**

##### **444 Quincy Avenue**

Chester Sherman LLC, Applicant, for Relief from Bylaw Requirements under chapters 135-407, 135-904.2, 135-905 to install a 76 Square Foot Ground Sign 23 Feet in height for the Motor Vehicle Dealership. The Applicant seeks to amend Decision 07-07 which granted relief for signage at this site. The property is located at 444 Quincy Avenue, Braintree, and is zoned Highway Business as shown on Assessors Map 3049 Plot 6 with a land area of 12.6 Acres.

**Petition #22-12**

**375 & 381 Granite Street**

Hank Duong, Applicant, for relief from Bylaw Requirements under chapters 135-407 and 135-701 to subdivide the existing two parcels of land into three lots. The Applicant seeks a Variance as “Parcel B” will have a Lot Area of 20,147 Square Feet and 25,000 Square Feet is required. The properties are located at 375 Granite Street and 381 Granite Street, are zoned Residence A and Residence B, as shown on Assessors Map 2042 Plots 6 and 6F with a combined land area of 60,337 Square Feet.

**Petition #22-13**

**695-727 Granite Street**

Sign Design, Applicant, for relief from Bylaw Requirements under chapters 135-407, 135-904.2 and 135-905 to install a 32 Square Foot Wall sign to the existing office building. The Applicant seeks a variance for the proposed sign that exceed the requirements for wall signs in a Highway Business Zone. The property is located at 695-727 Granite Street, is zoned Highway Business District and within the Watershed Protection District, as shown on Assessors Map 2048 Plot 32 with a land area of 13.13 Acres.

**ADMINISTRATIVE ITEMS**

**Approval of Meeting Minutes:** February 24, 2020; February 28, 2022; March 28, 2022.

*The Application materials may be reviewed at the Zoning Board of Appeals homepage on the Town's Website <https://braintree.ma.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.\*\***