



**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, June 26, 2023**  
**Johnson Chambers – Town Hall**  
**1 JFK Memorial Drive**  
**7:00 PM**

#### OLD BUSINESS

**Petition #23-09**  
**126 Jefferson Street**

Yiu Hung Chan, Applicant, for relief from Zoning Bylaw Requirements: Chapters 135-403, 135-407, and 135-701 to build a single-family dwelling on an undersized lot, deficient in width. The Applicant seeks a Variance for lot width of 78.36 Ft. where 100 Ft. is required and for lot area of 9,026 Sq. Ft. where 15,000 Sq. Ft. is required to construct a 3-story single family dwelling (4,253 Sq. Ft. living Area) with attached garage in the rear of the dwelling. The property is located at 126 Jefferson St. is zoned Residence B, on Assessors Map 1045 Lot 21 with a lot area of 9,026 Square Feet.

#### NEW BUSINESS 7:00 PM

**Petition #23-15**  
**11 Brewster Avenue**

*(The Applicant has requested to withdraw this Petition without prejudice)*

Carl R. Johnson III and Margaret M. Johnson, Applicants, pursuant to MGL Chapter 40A, Sections 8 & 15, and Braintree Zoning Ordinance Chapters 135-102, 135-202 and 135-603 filed an Appeal of the Building Inspector's March 20, 2023 response to a February 24, 2023 request for Enforcement of Zoning Violations. The property is located at 11 Brewster Avenue and is zoned Residence B Watershed, shown on Assessors' Map 1078 Lot 2 with a total lot area of 8,494 Sq. Ft.

**Petition #23-18**  
**22 Francine Road**

Andy Huang, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements pursuant to Chapters 135-403, 135-701 and 135-707 to demolish the existing single family dwelling and construct a 3 Story single family dwelling with a 2,121 +/- Square Foot footprint. The Applicant seeks a Finding as the existing lot is 10,133 Square Feet and 15,000 Square Feet is required. The property is located at 22 Francine Road is zoned Residence B, shown on Assessors' Map 2087 Lot 56 with a total lot area of 10,133 Square Feet.

**Petition #23-19**  
**120 Granite Street**

Native Sun Braintree LLC, Applicant, for relief from Braintree Zoning Ordinance Bylaw Requirements under Chapters 135-407, 135-905 and 135-1805(e), reface an existing 16.25 Foot high, 78 +/- Square Foot ground sign. The Applicant seeks a Variance as Medical Marijuana Treatment Centers are prohibited ground signs under Section 135-1805(e). The property is located at 120 Granite Street, is zoned Highway Business District as shown on Assessors Map 2057 Lot 9 with a total land area of 2.148 Acres.

**ADMINISTRATIVE ITEMS**

**Approval of Meeting Minutes:** May 22, 2023.

**Master Plan:**

- Next Master Plan Steering Committee Meeting: July 20th, 2023 at 7:00 PM in Cahill Auditorium at Town Hall.

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

<https://tinyurl.com/braintreemasterplan>

*The Full Applications may be reviewed at the Department of Planning and Community Development in Braintree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website*

<https://braintreema.gov/1060/Current-Applications>.

**\*\*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.\*\***