



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

OLD BUSINESS

Petition #22-20

90 Newton Avenue

Michael Walsh, Applicant, for relief from Bylaw Requirements under Chapters 135-407 and 135-701 for 90 Newton Avenue (Plot 43) and proposed adjacent land (Plot 42), which are combined for zoning purposes due to common ownership and can be separate lots with zoning relief. Plot 43 (#90 Newton Avenue) would be 11,000 SF and maintain the existing Single Family Dwelling. Plot 42 (vacant land) would be 5,500 SF and buildable for a Single Family Dwelling. The proposed lots are deficient with regards to lot size and lot width. The Applicant seeks Variances. The properties are located at 90 Newton Avenue and Plot 42, Braintree, MA and are within a Residence B Zoning District, as shown on Assessors Map 3052 Plot 42 and Assessors Map 3052 Plot 43, and contains a combined land area of +/- 16,500 SF.

NEW BUSINESS 7:00 PM

Petition #22-25

1156 & 1172 Washington Street

Viewpoint Sign and Awning, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-904.1 and 135-905 for the installation of a second wall sign and a digital menu board to the Fast Food Restaurant. The Applicant seeks variances for the proposed signs that exceed the requirements in a General Business Zone and a Variance for the illumination of the digital menu board. The property is located at 1156 and 1172 Washington Street, Braintree, and is zoned General Business District as shown on Assessors Map 1008 Plots 33 and 36 with a Land Area of .542 Acres.

Petition #22-26

1075 Washington Street

New Cingular Wireless PCS, LLC, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-701, and 135-1603 to demolish and replace a portion of the existing Church Steeple with upgrades to the Wireless Communication Facility. The Applicant seeks a Variance(s). The property is located at 1075 Washington Street, Braintree, and is zoned Residence B as shown on Assessors Map 1023 Plot 10 with a Land Area of 18,540 +/- Square Feet.

Petition #22-27

350 Granite Street

Foxrock Braintree COB Realty LLC, Applicant, for Relief from Bylaw Requirements under chapters 135-407, 135-701 and 135-806, to construct an outdoor courtyard with changes to the sites parking layout and associated improvements. The Applicant seeks Variances to alter the Non-Conforming Lot Coverage, Open Space and Off-Street Parking Supply. The property is located at 350 Granite Street, Braintree, and is zoned Highway Business District as shown on Assessors Map 2040 Plots 12 with a land area of 7.5 Acres.

Petition #22-28

1501/1505/1515/1525 Washington Street, Braxton Street

Foxrock Paper Tiger LLC, Applicant, for relief from Bylaw Requirements under chapters 135-407, 135-609, 135-701, 135-806 and 135-808 to subdivide the existing parcel(s) of land into separate lots, which are combined for zoning purposes. The Applicant seeks Variances for the proposed lots from The Table of Dimensional and Density Regulations under 135-701 and for the required amount of parking under 135-806 of the Braintree Zoning Bylaw. The properties are located at 1501/1505/1515/1525 Washington Street and Braxton Street, is zoned Highway Business District and within the Watershed Protection District, as shown on Assessors Map 1048 Plot 74 and Assessors Map 1053 Plots 12B, 12C, 12D, 12I with a combined land area of 39.45 Acres.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: April 25, 2022, May 23, 2022, June 27, 2022.

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.****