



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS

AGENDA

July 27, 2020

The following Petitions will be heard by the Zoning Board of Appeals on Monday, July 27, 2020, 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/81879285746>

Or Telephone:

Dial: +1 312 626 6799

Webinar ID: 818 7928 5746

International numbers available: <https://us02web.zoom.us/j/81879285746>

NEW PETITIONS:

Petition 20-07

19 Wilkins Road

Karen Bonatti, Applicant, for relief from Bylaw requirements under Chapter 135-407 and 135-701 for the construction of an 8 Foot x 10 Foot (80 Sq. Ft.) deck with underneath storage to a Non-Conforming Single Family Dwelling. The Applicant seeks a variance as the proposed deck will have a Rear Yard Setback of 26.5 Feet and 30 Feet is required. The property is located at 19 Wilkins Road, Braintree, Ma 02184 and is zoned Residence B, as shown on Assessors Map 3057 Plot 16 and contains a land area of 5,733 Square Feet.

Petition 20-08

82 Sheppard Avenue

Linda M. Kennedy, Applicant, for relief from Bylaw requirements under chapter 135-402, 135-403, 135-701 and 135-707 to construct a full second story addition over the existing 1 story Non-Conforming Single Family Dwelling. The Applicant seeks a finding to construct the 632 Square Foot Addition over a Non-Conforming Front Yard Setback. The existing Non-conforming Front Yard Setback is 18.5 Linear Feet and the required Front Yard setback is 20 Linear Feet. The property is located at 82 Sheppard Ave, Braintree, MA, 02184, and is zoned Residence B as shown on Assessors Map 3010 Plot 27 and contains a land area of 6,155 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 20-09
300 Granite Street

Jayson Parillo, Pablocki Sign Company, Applicant, for relief from Bylaw requirements under Chapter 135-407, 135-904.2 and 135-905 for the installation of an additional wall sign measuring 8.68 Feet x 4 Feet (46.88 Sq. Ft.) to the existing office building. The Applicant seeks a variance for the proposed sign that exceeds the requirements for wall signs in a Highway Business Zone. The property is located at 300 Granite Street, Braintree, MA, 02184, and is zoned Highway Business District as shown on Assessors Map 2040 Plot 13 and has an area of 4.36 Acres.

Petition 20-10
90 Albee Drive

Mark O'Brien, Applicant and Property Owner, for relief from Bylaw Requirements under Chapter 135-407, 135-609, and 135-701 to construct a 500 Square Foot Deck, 250 Square Foot Pool House and patio improvements. The Applicant seeks a variance as the proposed improvements would increase the Lot Coverage to 26.9% whereas 20% lot coverage is allowed in a Residence A Watershed Zone. The property is located at 90 Albee Drive, Braintree, MA, 02184 and is zoned Residence A Watershed as shown on Assessors Map 1102 Plot 28.

OTHER BUSINESS:

Approval of Meeting Minutes: August 1, 2019; September 23, 2019; October 7, 2019; October 23, 2019; November 20, 2019; December 2, 2019; December 16, 2019.

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