



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS AGENDA September 25, 2019

The Zoning Board of Appeal will meet on **Wednesday, September 25, 2019 at 7:00 P.M.** at Town Hall, in the Johnson Chambers, located at One JFK Memorial Drive, Braintree, Massachusetts 02184 to conduct the following items of business and hear the following petitions:

NEW PUBLIC HEARINGS

Petition #19-28

168 Edgehill Road

Stephen, Wallace, 168 Edgehill Road, Braintree, MA 02184 for relief from Zoning Bylaw requirements under Chapter 135-403, 407 and 701 to construct a secondary story addition 12' x 23.7' (284.4 SF) over the existing dwelling that is 9.4' LF from the required 10' side yard setback. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 168 Edgehill Road and is zoned Residential B, as shown on Assessors Map 3037 Plot 26 and contains a land area of +/- 4699 SF.

Petition #19-29

238-310 Grove Street

TRT Braintree II LLC, property owner of 238-310 Grove Street (a/k/a Stop & Shop Plaza), Braintree, MA 02184 on behalf of their tenant, The Paper Store, for relief from the Zoning Bylaw requirements under Chapter 135-407 & 904.1 for the installation of a 5' x 27'.5" (137.5 SF) wall sign on the front of proposed store location within the existing plaza. The applicant seeks a variance for the proposed sign that exceeds the requirements for a wall sign in a General Business zone. The property is located at 238-310 Grove Street and is zoned General Business, as shown on Assessors Map 1084 Plot 10 and contains a land area of +/-13.3 acres.

Petition #19-30

17 Plymouth Avenue

Carl Joust, 17 Plymouth Street, Braintree, MA 02184 for relief from Zoning Bylaw requirements under Chapter 135-403, 407, 609 and 701 to construct a new rear shed dormer approx. 17.5 'x 44' (770 SF) above the existing first floor residence. The applicant seeks a permit, variance and/or finding that the proposed alteration is not substantially more detrimental to the neighborhood. The property is located at 17 Plymouth Avenue and is zoned Watershed Residence B, as shown on Assessors Map 1080 Plot 10 and contains a land area of +/- 5123 SF.

OTHER BUSINESS

Approval of Meeting Minutes from August 26, 2019.

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

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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.