



**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, October 24, 2022**  
**Johnson Chambers – Town Hall**  
**1 JFK Memorial Drive**  
**7:00 PM**

#### NEW BUSINESS 7:00 PM

**Petition #22-32**  
**374 Washington Street**

I.D. Sign Group INC., Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-904.1, 135-904.6 and 135-905 to construct a 3 Foot x 10 Foot Wall Sign to the existing building. The Applicant seeks a Variance as the proposed Wall Sign exceeds the allowable height within the Village Overlay District (Maximum of Two Feet is allowed). The property is located 374 Washington Street, Braintree, and is zoned General Business and within the Village Zoning Overlay District as shown on Assessors Map 2024 Plot 26 with a Land Area of 28,314 Square Feet.

**Petition #22-33**  
**865 Washington Street**

Sexton & Murphy Realty LLC, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-904.1, 135-904.6 and 135-905 to construct a 4 Foot x 4 Foot (24 Square Foot) Ground Sign. The Applicant seeks a Variance as only one ground sign is allowed within the Village Overlay District. The property is located at 865 Washington Street, Braintree, and is zoned General Business and within the Village Zoning Overlay District as shown on Assessors Map 1011 Plots 28, 29, 30, 30A and 31 with a Land Area of 51,126 Square Feet.

**Petition #22-34**  
**351 Lisle Street**

Peter Vasilakos Family Irrevocable Trust, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-701 and 135-701 Notes to redivide the existing three parcels, held in common ownership, to create two lots. The existing Single-Family Dwelling at 351 Lisle Street will remain and a buildable lot will be created in the rear. The Applicant seeks a variance as the proposed lot does not meet the required Lot Width pursuant to 135-701 Notes (2). The property is located at 351 Lisle Street, Braintree, and is zoned Residence B as shown on Assessors Map 3028B Lots 74, 12A and 12 B with a land area of 32,433 Square Feet.

**Petition #22-35**  
**150 Grossman Drive**

Rockland Trust Company, Applicant, under Bylaw Section 135-902(5), for authorization to construct a 3.67 Foot X 33.94 Foot (125 Square Feet) Wall Sign to the existing office building. The property is located at 150 Grossman Drive, Braintree, and is zoned Highway Business District as shown on Assessors Map 2019 Plot 1N with a land area of 4.768 Acres.

**Petition #22-36**  
**45 Blossom Road**

William Cantelli, Applicant, for Relief from Bylaw Requirements under Chapters 135-402, 135-403 and 135-701 to demolish the existing Single Family Dwelling and construct a new two story Single Family Dwelling. The Applicant seeks a Finding to demolish and reconstruct a Single Family Dwelling as the existing Lot Area is 18,304 Square Feet and 25,000 Square Feet is required. The property is located at 45 Blossom Road, Braintree, and is zoned Residence A as shown on Assessors Map 2090 Plot 37 with a land area of 18,304 Square Feet.

**Petition #22-37**  
**33 Pleasant Street**

Amy Connelly, Applicant, for relief from Bylaw Requirements under Chapters 135-403 and 135-701 to demolish the existing rear deck and construct a 10 Foot x 8 Foot (80 Square Feet) to the Non-Conforming Single-Family Dwelling. The Applicant seeks a Finding to alter the Non-Conforming Rear Yard Setback from 16 Feet to 27.7 Feet. The property is located at 33 Pleasant Street, Braintree, and is zoned Residence B as shown on Assessors Map 2064 Plot 19 with a land area of 5,000 Square Feet.

**Petition #22-38**  
**300 King Hill Road**

Tri-Town Water District, Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-609 and 135-701 for the construction of a Water Treatment Plant. The Applicant seeks Variances as the proposed structure will not meet the required Side Yard Setbacks. The property is located at 300 King Hill Road, Braintree, and is zoned Open Space Conservancy and within the Watershed Protection District as shown on Assessors Map 2051 Plots 1 & 2, Assessors Map 1035 Plots 1,2 & 3 with a combined land area of 119.9 Acres.

**ADMINISTRATIVE ITEMS**

**Approval of Meeting Minutes:** July 25, 2022; August 22, 2022; September 19, 2022.

Master Plan Update

1. Next MPSC Meeting is November 17, 2022

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

<https://tinyurl.com/braintreemasterplan>

*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.\*\***