



BRAINTREE ZONING BOARD OF APPEALS

Chairman Stephen Karll

BRAINTREE, MASSACHUSETTS

AGENDA

October 28, 2019

The Zoning Board of Appeal will meet on **Monday, October 28, 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 #19-31

238-310 Grove Street

TRT Braintree II LLC, property owner of 238-310 Grove Street (a/k/a Stop & Shop Plaza), Braintree, MA 02184, for relief from the Zoning Bylaw requirements under Chapter 135-407, 904.1, 905 and 909 for the installation of a 19.5' X 7.58' 148 Sq. Ft. ground sign at the existing middle curb cut on Grove Street. The applicant seeks a variance for the proposed sign that exceeds the requirements for a ground 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 #19-32

349 Franklin Street

Arian Demiri, 58 Smith Street, Quincy, MA 02169, property owner of 349 Franklin Street, Braintree, MA 02184 seeks relief from Zoning Bylaw requirements under Chapter 135-402, 403, 407 and 701 to construct a second story addition (32.7x24.5) to the existing non-conforming single family residence. The existing residence footprint is non-conforming as to the side yard setback and the proposed addition for height. 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 349 Franklin Street and is zoned Residence A/Residence B, as shown on Assessors' Map 2047 Plot 23 and contains a land area of +/-9,934 SF.

Petition #19-33

1501-1553 Washington Street

FoxRock 1500 Campus Realty LLC, property owner of 1501, 1505, 1515, 1525 and 1535 Washington Street seeks relief from Zoning Bylaw requirements under Chapter 135-407, 707 and 904.2 to erect wayfinding/ground signs at the business park entry at the corner of Braxton & Washington Streets and at three other locations within the business park. In addition, relief is sought for proposed ground signs relative to building identification in five locations within the campus. The applicant seeks for all proposed signage that exceeds requirements for ground signs in Watershed Highway Business, as shown on Assessors Map 1053 Plots 12B, 12C, 12D, 12H and 12i with combined land area of +/- 47 acres.

OTHER BUSINESS

Approval of Meeting Minutes from September 25, 2019.

Approval of 2020 Meeting Dates.

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

October 28, 2019 Agenda - Braintree Zoning Board of Appeals

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.