



**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, November 28, 2022  
Johnson Chambers – Town Hall  
1 JFK Memorial Drive  
7:00 PM**

#### NEW BUSINESS 7:00 PM

**Petition #22-39  
37 Winthrop Avenue**

Kevin Timulty, Applicant, for relief from Bylaw Requirements under Chapters 135-403 and 135-701 to demolish an existing portion of the Single Family Dwelling and construct a 24 Foot x 27 Foot Garage with attached breezeway to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding to alter the structure within the Non-Conforming Side Yard Setback of 8.1 Feet where 10 Feet is required. The property is located at 37 Winthrop Street, Braintree, is zoned Residence B and within the Watershed Overlay Protection District as shown on Assessors Map 1080 Plot 23 with a Land Area of 15,000 Square Feet.

**Petition #22-40  
74 Inglewood Street**

Sean McDonagh, Applicant, for relief from Bylaw Requirements under Chapters 135-403, and 135-701 to demolish an existing portion of the Single Family Dwelling and construct a 11.5 Foot x 4 Foot Single Story Addition and a 6 Foot x 9.5 Foot Deck to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the addition will alter the Non-Conforming Side Yard Setback from 2.1 Feet to 8 Feet where 10 Feet is required. The property is located at 74 Inglewood Street, Braintree, and is zoned Residence B as shown on Assessors Map 3039 Plot 78 with a Land Area of 7,200 Square Feet.

**Petition #22-41  
77 Edgemont Road**

Steven Callahan and Deborah Driscoll, Applicants, for Relief from Bylaw Requirements under Chapters 135-403 and 135-701 to construct a second story addition to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the second story addition will be within the Non-Conforming Side Yard Setback of 6.4 Feet (10 Feet Required). The property is located at 77 Edgemont Road, Braintree and is zoned Residence B as shown on Assessors Map 3003 Plot 19 with a Land Area of 6,902 Square Feet.

**Petition #22-42  
125 Union Street**

Torrington Properties, INC., Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-701, and 135-707 to demolish the existing structures on site and construct a 5,225 Square Foot Fast-Food Restaurant Building. The Applicant seeks Variances as the proposed structure will have a Front Yard Setback of 23.2 Feet where 50 Feet is Required and a Rear Yard Setback of 14 Feet where 50 Feet is required. The property is located at 125 Union Street, Braintree, and is zoned Highway Business District as shown on Assessors Map 1003 Plot 3 with a land area of 2.071 Acres.

## **ADMINISTRATIVE ITEMS**

**Request for Extension:** ZBA File #21-29, 79 Pleasant View Avenue. Requested by Applicant, Lynda D. Mitchell.

**Approval of Meeting Minutes:** August 22, 2022; September 19, 2022; October 24, 2022.

### **Approval of 2023 Meeting Calendar**

#### **Master Plan Update**

1. Joint Meeting MPSC, Planning Board and Town Council is December 15, 2022 at 7:00 PM in Cahill Auditorium at Town Hall.

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.\*\***