



Mayor
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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 Meeting Minutes for August 23, 2021

Present: Stephen Karll (Chairman)
Michael Ford
Richard McDonough
Gary Walker
Timothy Burke
Zoning Planner Connor R Murphy

APPROVED

Location: Cahill Auditorium, Town Hall, 1 JFK Memorial Drive
Meeting Opened at 7:00 PM by Chairman Stephen Karll

Chairman Stephen Karll called the meeting to order. Chairman Karll introduced all members of the board including staff. Chairman Karll reiterates that the meeting will be conducted per the items laid out in the Agenda and if there are people wishing to speak on a certain Application, that opponents speak first and proponents speak second.

OLD BUSINESS

Chairman Karll directs to Staff on the continuance for 197 Grove Street. The Zoning Planner states to the 'Board that the Public Hearing was opened at the July 26, 2021 Meeting and continued without testimony. Chair re-reads the legal notice for members of the public.

"Amar Gaikwad, Applicant, for Relief from Bylaw Requirements under Chapters 135-407 and 135-701 for the construction of 22 Ft x 24.3 Ft 3 Story Addition to the Single Family Dwelling. The Applicant seeks Variances as the proposed addition will have a Front Yard Setback of 19.6 Feet where 20 Feet is required and a Side Yard Setback of 7 Feet where 10 Feet is required. The property is located at 197 Grove Street, Braintree, MA, and is zoned Residence B as shown on Assessors Map 1105 Plot 2 with a land area of +/- 11,944 Square Feet. "

Chairman Karll states that members Michael Ford, Richard McDonough and himself will be sitting on this petition with Gary Walker as the Alternate Member. Chairman Karll directs to the Applicant to present before the 'Board.

Phillip Baker, on behalf of the Applicant, Amar Gaikwad, was present before the Zoning Board of Appeals. Mr. Baker states he is a principle with Rockwood Design Group with offices in Milton, Marshfield, and Yarmouth. Mr. Baker states the proposed addition is 3 stories in height and a by-product of the existing topography on site. Mr. Baker adds that the Single Family Dwelling conforms to dimensional requirements and sits on a Pre-Existing Non-Conforming Lot. Mr. Baker further states that the existing dwelling is 2.5 stories in height and

that the proposed addition will provide garage and living space, as well as be flush with the basement of the dwelling.

Mr. Baker adds to his presentation stating the grade of the lot pitches towards the retaining wall in the rear as the area of the proposed addition is at the lowest point of the site.

Mr. Baker states the Applicant is before the 'Board for Variances from the Front Yard Setback and the Side Yard Setback for the 20 Feet x 24 Feet Addition. Mr. Baker states the proposed front yard setback is 19.6 Feet, just under the 20 Foot requirement. Mr. Baker states the design of the garage is smaller than most, by about 2 feet. Mr. Baker expresses the change in topography as the abutting Single Family is at a higher elevation than the Applicants property.

Mr. Baker further adds the proposed height of the addition will match the height of the Single Family Dwelling at 31.4 Feet. Zoning Planer states to the Board that the Staff is recommending to continue this matter to the September 20th, 2021 Meeting as the Applicant needs to revise the plans submitted.

Chairman Stephen Karll states that given the Applicants hardships, the request is ok in nature. Mr. Baker states that the Applicant was going to propose the changes to the curb cut along Grove Street but the permitting required from the state is not ideal. They will be sticking with the original curb cut. Chairman Karll states he does not see an issue with what the Applicant is proposing and should continue to gets the plans corrected. Member Michael ford commented on the Applicants plans stating the proposal is fairly unique. Member Ford reiterates comments regarding the proposed living space stating the additional bedroom is quite large.

Mr. Amar Gaikwad, Applicant, speaks before the Zoning Board of Appeals. Mr. Gaikwad states this is his first time before the Zoning Board of Appeals and wants to thank staff for their assistance as part of this process. Mr. Gaikwad stated they are seeking to extend the living space of the house. Mr. Gaikwad further stated that the desire to add on to the house was to prevent having to move to another town and leave the school system. The Applicant further added that his family would be moving into the home and more space is needed. Mr. Gaikwad stated that a garage was proposed originally. However, since relief was needed, it would make more sense to perform a complete addition to the house.

Chairman Karll acknowledges the Applicants Comments. Chairman Karll states the Applicant is requesting a continuance. Chairman States they shall entertain a motion to continue this matter.

Member Michael Ford Motions to continue this matter to the September 20, 2021 Zoning Board of Appeals Meeting. Motion Seconded by Member Richard McDonough.

NEW BUSINESS

APPROVED

Zoning Planner states that the Assistant Director was unable to attend tonight's meeting and will be introduced next meeting. Chairman Karll acknowledges staff's comments.

Approval of Meeting Minutes: January 25, 2021; February 22, 2021; May 24, 2021; June 21, 2021; and July 26, 2021

Staff clarifies to the Board that minutes for January, February and June have been prepared.

Member Michael Ford motions to Approve the January 25, 2021 Meeting Minutes. Motion seconded by Member Richard McDonough. All in Favor: S. Karll – Aye, M. Ford – Aye, R. McDonough – Aye, G. Walker - Aye, Timothy Burke – Aye.

Member Michael Ford motions to Approve the February 22, 2021 Meeting Minutes. Motion seconded by Member Timothy Burke. All in Favor: S. Karll – Aye, M. Ford – Aye, R. McDonough – Aye, G. Walker – Aye, Timothy Burke – Aye.

Member Michael Ford motions to Approve the June 21, 2021 Meeting Minutes. Motion seconded by Member Timothy Burke. All in Favor: S. Karll – Aye, M. Ford – Aye, R. McDonough – Aye, G. Walker – Aye, Timothy Burke – Aye.

Staff states there is nothing left on the agenda for consideration.

Member Michael Ford motions to adjourn – Seconded by Member Gary Walker. All in Favor: S. Karll – Aye, M. Ford – Aye, R. McDonough – Aye, G. Walker – Aye, Timothy Burke – Aye.

Meeting Adjourned at 7:58 PM.

APPROVED