



Department of Planning and Community Development

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Mayor Joseph C. Sullivan

TOWN OF BRAINTREE PLANNING BOARD PUBLIC HEARING

Notice is hereby given by the Planning Board under the provisions of M.G.L. Chapter 40A Section 11 and MGL Chapter 40R (760 CMR 59:00) Department of Housing and Community Development (DHCD) – Smart Growth Overlay District (SGOD). The Planning Board as the duly authorized designee will hold a Preliminary Public Hearing and Informational Meeting that will be conducted on **Tuesday, February 12, 2019 at 7:15 PM** in the Braintree Town Hall. The purpose of this Preliminary Public Hearing is to present information and to hear testimony and comment from the public relative to the proposed ordinance and map amendments. The creation of the various SGOD's would allow for multi-family housing and mixed used along with associated parking and site amenities. Development within the proposed SGOD's would be subject to special site and building design standards, parking ratios, dimensional standards and affordability requirements.

The properties to be included within the SGOD's are as follows:

| Parcel ID | Address | Zoning | Area in Acres |
|------------|---------------------------|------------------|---------------|
| 1004 0 7C | 43 Georganna Street | Residence B | .48 |
| 1004 0 9 | 9 Georganna Street | Residence B | .18 |
| 1004 0 10 | 700 Washington Street | Residence C | .31 |
| 1004 0 11 | 714-726 Washington Street | Residence B | 3.08 |
| 1004 0 22A | 0 Union Place | Residence B | .06 |
| 1003 0 3 | 125 Union Street | Highway Business | 2.07 |
| 1003 0 2 | 0 Ivory Street | Highway Business | 22.44 |

Following this Preliminary Public Hearing and DHCD's Preliminary Determination of Eligibility the proposed SGOD Zoning Ordinance Amendment and Zoning Map Amendment will be subject to Formal Adoption Pursuant to MGL Chapter 40A Section 5 which include a Public Hearing with the Planning Board for a recommendation to the Town Council which is also required to hold a Public Hearing prior to a vote.

The proposal may be reviewed at www.braintreezoning.com in the Draft Materials dated January 4, 2019 in Section 6.5 Smart Growth Overlay Zoning or at the Department of Planning and Community Development at 1 JFK Memorial Drive (Town Hall) Monday-Friday from 8:30 A.M. - 4:30 P.M.