



Joseph C. Sullivan  
Mayor

# Department of Planning & Community Development Zoning Board of Appeals

1 JFK Memorial Drive  
Braintree, Massachusetts 02184

## ZONING BOARD OF APPEALS (ZBA) APPLICATION

CASE No: \_\_\_\_\_ (Office Use)

### 1. Site Information:

Property Address: 357 Grove, 365 Grove & 1006 Liberty Map # 1109 Lot # 6, 6A, 6B 2.

Lot Area: 146,228 sq. ft.

Single Family:  Other:  (Describe) 2 homes and a commercial building

Has any previous appeal been made? Yes \_\_\_\_\_ No  Case # \_\_\_\_\_

### General Information:

Petitioner Name: Liberty Grove, LLC

Petitioner Address: 872 Massachusetts Ave Suite 1-6, Cambridge, MA 02139

Tel. # ( 781 ) 974 - 0844

E-Mail Address: George@sascomanagementgroup.com

Petitioner is:  Owner \_\_\_\_\_ Tenant  Purchaser \_\_\_\_\_ Attorney

\_\_\_\_\_ Other (Please Describe) \_\_\_\_\_

**A letter of authorization must be attached for ALL applicants who are NOT the property owner**

Owner Name (If different) \_\_\_\_\_

Owner Address (If different) \_\_\_\_\_

Tel. # ( ) \_\_\_\_\_ - \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**3. Petition Summary: Describe what is being sought. Additional summary pages may be attached.**

**Note:** The ZBA may grant findings, variances or reverse the decision of the Building Inspector. If requesting a finding, please provide information describing how the proposed project will not be substantially more detrimental than the existing nonconforming use to the neighborhood.

**What type of relief is being sought by this Petition:**

Variance  Finding  Appeal of Building Inspector  Comprehensive Permit

**Petition Summary & Reasons for ZBA Relief:**

Applicant is applying for a Comprehensive Permit through M.G.L. Chapter 40B for the construction of a 96 unit apartment building as fully described in the attached Comprehensive Permit Application submitted.

---

---

---

---

**4. Variance Criteria: A variance may only be granted when all of the four criteria below are met.**

**Please note, this section only needs to be completed if a variance is being sought.**

- A. Describe the soil conditions (ledge, wetlands etc.) Shape (irregular, trapezoidal etc.) or topography (sloping etc.) which affect this lot but not other lots which abut this property or in the general area. N/A**

---

---

- B. Due to the site conditions described in section "A" how would the enforcement of the Zoning bylaws create a hardship, financial or otherwise. N/A**

---

---

- C. Describe how the Board may grant relief without causing harm to an adjoining property or the Community in general. N/A**

---

---

- D. How can relief be granted within the spirit and intent of the zoning bylaws? N/A**

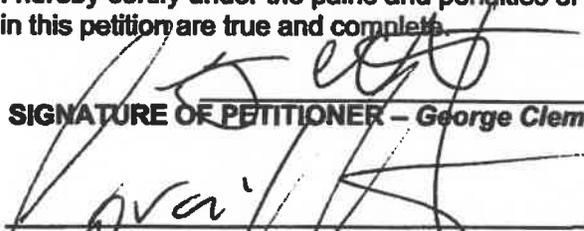
---

---

**5. Fee Schedule:** Fee's may be paid by personal check, treasurer's check or money order payable to the Town of Braintree. Please see Fee Schedule for required payment.

**Legal Advertisement Fee:** As established by Gatehouse Media.  
For cost information, please contact Gatehouse Media at:  
(781)-433-7959

I hereby certify under the pains and penalties of perjury that the foregoing information contained in this petition are true and complete.

  
SIGNATURE OF PETITIONER – *George Clements, Mgr*

DATE – Feb 27, 2020

  
SIGNATURE OF PETITIONER – *Corain McGinn, Mgr*

DATE – Feb 27, 2020

**INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED AND WILL BE RETURNED TO THE APPLICANT.**

**PRIOR TO FILING THE ZBA APPLICATION WITH THE PLANNING DEPARTMENT, SIGNATURE OF THE BUILDING INSPECTOR AND REASONS FOR DENIAL ARE REQUIRED.**

**DO NOT WRITE BELOW THIS LINE**

-----  
**Property Zoning Designation:** \_\_\_\_\_

**Reason for Denial:** \_\_\_\_\_

\_\_\_\_\_  
**INSPECTOR**

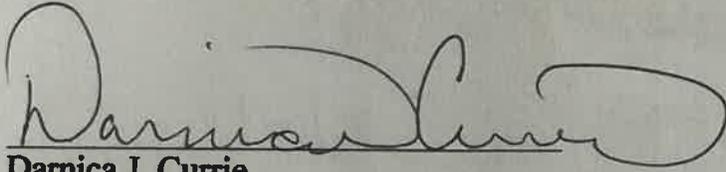
**SIGNATURE OF**

**DATE**

**BUILDING**

**Authorization Letter**

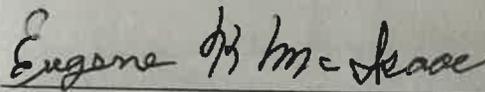
**I, Darnica J. Currie, current owner of 365 Grove Street, Braintree, Ma 02184, hereby authorize George Clements of Liberty Grove, LLC to take all actions relative to presentation and permitting of my property, as required to consummate the fully executed Purchase and Sale Agreement dated 10/28/2019 by and between the parties.**

A handwritten signature in black ink, appearing to read "Darnica J. Currie", written in a cursive style. The signature is positioned above the printed name.

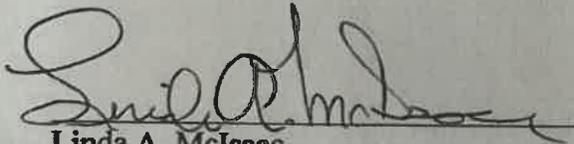
**Darnica J. Currie**

Authorization Letter

We Eugene K. and Linda A. McIsaac, current owners of 1006 Liberty St. Braintree, Ma 02184, hereby authorize George Clements of Liberty Grove, LLC to take all actions relative to presentation and permitting of our property, as required to consummate the fully executed Purchase and Sale Agreement dated 08/23/2019 by and between the parties.



Eugene K. McIsaac



Linda A. McIsaac



GateHouse Media<sup>®</sup>  
New England

**GATEHOUSE MEDIA NEW ENGLAND**  
**COMMUNITY NEWSPAPER COMPANY**  
**PATRIOT LEDGER/THE ENTERPRISE**  
**HERALD NEWS FALL RIVER**  
**TAUNTON GAZETTE**  
**P.O. Box 9113**  
**NEEDHAM, MA 02492-9113**

Date: Feb / 27 / 2020

I herby acknowledge that the application I am submitting to the:

**TOWN OF BRAINTREE, MASSACHUSETTS**

**X - Zoning Board Of Appeals**

**Planning Board**

**Conservation Commission**

**Historic Districts Commission**

**Other:**

**Town Council**

requires a notice of public hearing. Legal notices are currently submitted to the **BRAINTREE FORUM** for publication on the following date(s):      /      / 20  :      /      / 20  . (NOTE: The dates for submitting public notices are to be completed by the Town department with whom the application has been filed.)

I hereby acknowledge ***responsibility for payment*** of the required legal notice to **GateHouse Media New England, d/b/a, Community Newspaper Company**

**Inc. Printed name:** George Clements

**Signature:** 

**Address:** 872 Mass Avenue Suite 1-6

**City/State/Zip** Cambridge, MA 02139

**Phone:** ( 781 ) 974 - 0844