



Mayor
Erin V. Joyce

Department of Planning and Community Development

1 JFK Memorial Drive
Braintree, Massachusetts 02184
Phone: 781-794-8230

PLANNING BOARD

Kimberly Kroha, Chair
Thomas M. Kent, Vice Chair
Darryl K. Mikami, Clerk
Jennifer Connolly, Member
Robert M. Kane, Member
Anthony Kinahan, Alternate
Member

PLANNING BOARD AGENDA

Tuesday - January 13, 2026 - 7:00 PM
Cahill Auditorium in Braintree Town Hall

7:15 PM NEW PUBLIC HEARING S

- 101 Arborway Drive - P.B. File 25 -12
Application for Special Permit (135-601: Use - Two Family Conversion) and Site Plan Review - Jason Umbro, Applicant
- Planning Board under the provisions of M.G.L. Chapter 40A, Sections 5 and 11 and the Braintree Zoning Ordinance Chapter 135, Articles VI and XV that a public hearing will be conducted on Tuesday, January 13, 2026, at 7:15 PM in the Braintree Town Hall. The Planning Board will provide a recommendation to the Town Council on Order 25-070, submitted by Mayor Erin V. Joyce. Said Order includes Zoning Ordinance Text Amendments to Section 135-711: Site Plan Review; (B) Applicability by adding the following language.

B. Applicability. A site plan review shall be required prior to the issuance of a building permit for:

- (5) Any new structure or alteration of an existing structure or change of use in any structure for an **entity claiming exemption under MGL c. 40A, § 3; provided, however, that site plan review shall not be applicable to any municipally owned or operated preschool, elementary school, middle school, or high school or assessor dwelling units (ADU).**

Site plan review shall be limited in such circumstances to the imposition of reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.

In reviewing the site plan submittal for a MGL c. 40A, § 3 use, the following issues shall be considered:

- (a) The bulk and height of any proposed structures and accessory structures, adequacy of open spaces, the building coverage on the site, yard sizes (setbacks) and lot areas;
- (b) The physical layout of the structures, driveways, parking areas, utilities and other infrastructure; and
- (c) The adequacy and arrangement of parking and loading areas in relation to the proposed use of the site.

Site plan review of a MGL c. 40A, § 3 use shall be administered by the Planning Board ("Board"). Subject to the limitations of MGL c. 40A, § 3, the Board shall impose any such conditions, limitations, and safeguards as it deems appropriate to protect the interests of, and consistent with, the planning objectives for the underlying zoning district.

7:15 PM CONTINUED PUBLIC HEARING S

- 10 Plain Street - P.B. File 25-06
Application for Site Plan Review - Braintree Apartments Ventures LLC - d/b/a Trammell Crow Residential, Applicant

OLD/NEW BUSINESS

- P.B. File 23-01 - 125 Union Street - Torrington Properties, Applicant - Minor Modification to Approved Site Plan
- P.B. File 21-12 - 42 Hayward Street - As-Built Approval / Bond Release
- Application Fees
- Approval of Meeting Minutes - November 12, 2025
December 9, 2025
- Approval of change to 2026 Meeting Schedule
September Meeting

NOTE ON TIME : Please be informed that at the discretion and mutual agreement of the Planning Board Members the Board may opt to conclude business at 11:00PM.

**Reasonable accommodation will be provided for persons with disabilities.
To request accommodation , please call Braintree 's ADA Coordinator at 781-794-8327.
Arrangements will be provided at no cost.**