



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, January 23, 2023
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM

NEW BUSINESS 7:00 PM

Petition #22-43
161 Forbes Road

Lamour Community Health Institute, INC., Applicant, for relief from Bylaw Requirements under Chapters 135-407, 135-904.2 and 135-905 to construct three (3) wall signs to the existing building. The Applicant seeks a Variance and authorization, as no more than one wall sign is allowed in a Highway Business Zone. The property is located at 161 Forbes Road, Braintree, is zoned Highway Business District as shown on Assessors Map 2043 Plot 1C with a Land Area of 17,424 Square Feet.

Petition #23-01
75 Columbus Avenue

Vung Tran, Applicant, 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 Findings as the addition will be within the Non-Conforming Side Yard Setback of 6.1 Feet, where .2 Feet is existing, and 10 Feet is required in addition to being within the Non-Conforming Front Yard Setback of 15 Feet where 20 Feet is required. The property is located at 75 Columbus Avenue, Braintree, and is zoned Residence B as shown on Assessors Map 1027 Plot 52 with a Land Area of 5,000 Square Feet.

Petition #23-02
18 Cape Cod Lane

Rachel and Kevin Adams, Applicants, for Relief from Bylaw Requirements under Chapters 135-403 and 135-701 to construct a rear deck to the Non-Conforming Single Family Dwelling. The Applicant seeks a Finding as the proposed deck will have a Rear Yard Setback of 18.6 Feet, where 18.4 Feet is existing and 30 Feet is required. The Applicant also seeks to amend ZBA Decision #21-10. The property is located at 18 Cape Cod Lane, Braintree and is zoned Residence B as shown on Assessors Map 3003 Plot 60J with a Land Area of 6,200 Square Feet.

Petition #23-03
61 Acorn Street

Scott Coen, Applicant, 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 8.3 Feet where 10 Feet is required. The property is located at 61 Acorn Street, Braintree, and is zoned Residence B as shown on Assessors Map 2061 Plot 43 with a land area of 7,500 Square Feet.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: November 28, 2022.

Master Plan Update

1. Next Meeting will be held on Thursday, February 23, 2023, in Cahill Auditorium, Braintree Town Hall at 7:00 PM.

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.****