



**Mayor
Erin V. Joyce**

Department of Planning and Community Development

Jonathan Dickinson, Zoning Planner
1 JFK Memorial Drive
Braintree, Massachusetts 02184
Phone: 781-794-8232
jdickinson@braintreema.gov

ZONING BOARD of APPEALS

Rayna Rubin, Chair
Jose E. Perez, Vice-Chair
Angela Cavanaugh, Clerk
Tom Kleber, Alternate
Vacant, Alternate

**Zoning Board of Appeals Agenda
Monday, February 2, 2026
Johnson Chambers – Town Hall
1 JFK Memorial Drive
7:00 PM**

OLD BUSINESS

Petition #25-25

38 Roosevelt Street

Susan Wong and Jacky CJ Zang, Applicant, have applied to the Braintree Zoning Board of Appeals requesting zoning relief under the Dover Amendment (M.G.L. Chapter 40A, Section 3) in support of the use of a child day care facility. The request pertains to lot coverage and open space (§135-701), and parking (§135-806[A]) requirements. The property is located at 38 Roosevelt St., shown on Assessors Plan 1061, Lot 224, and is zoned Residence B within the Watershed Overlay Protection District with a total lot area of 18,070 sq. ft.

NEW BUSINESS 7:00 PM

Petition #25-28

41 Hillside Road

Matt McLean, Applicant, for relief from Braintree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to construct a second story addition to the pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a Finding to construct a second story addition as the dwelling is within the rear yard setback at 20 ft., where 30 ft. is required. The property is located at 41 Hillside Rd., zoned Residence B as shown on Assessors Plan 3018 Lot 3E with a total lot area of 8,246 sq. ft.

Petition #26-01

391 Elm Street

George Clements, Applicant, for relief from Braintree Zoning Ordinance Requirements pursuant to Chapters 135-402, 135-403 (A), and 135-601. The Applicant seeks a determination of use under Section 135-402 to continue the pre-existing non-conforming use of an Apartment House (5 Units). The property is located at 391 Elm St., zoned Residence B as shown on Assessors Map 2076 Lot 7 with a total lot area of 30,347 sq. ft.

Petition #26-02

14 Hillcrest Road

Noreen Afifi, Applicant, for relief from Braintree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to construct an addition to the pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a Finding as the addition is within the southern side yard setback at 6.8 ft., where 10 ft. is required. The property is located at 14 Hillcrest Rd., zoned Residence B as shown on Assessors Plan 3054 Lot 51 with a total lot area of 6,818 sq. ft.

Petition #26-03

121 Beals Road

Joseph Burke III, Applicant, for relief from Braintree Zoning Ordinance pursuant to Chapters 135-403 (A) and 135-701 to construct a deck and addition to the pre-existing non-conforming Single-Family Dwelling. The Applicant seeks a Finding as the deck and addition are within the rear yard setback at 4.45 – 10.8 ft., where 30 ft. is required. The property is located at 121 Beals Rd., zoned Residence B and within the Watershed Protection Overlay District as shown on Assessors Plan 1055 Lot 23 with a total lot area of 7,114 sq. ft.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes: December 8, 2025

*The Full Applications may be reviewed at the Department of Planning and Community Development in Braintree Town Hall at 1 J.F.K. Memorial Drive on Monday, Wednesday and Thursday from 8:30 AM to 4:30 PM, Tuesday from 8:30 AM to 7:00 PM and Friday from 8:30 AM to 1:00 PM or on the Town's Website <https://braintreema.gov/1060/Current-Applications>.**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.***